



17th April 2023

Canada House, 3rd and 4th Floor Office Units – 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 *Grosvenor OEI Limited*. This document relates to the proposed internal alterations to the 3rd and 4th floor office units at Canada House, Manchester. The building was listed at Grade II in 1988 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 building was constructed in 1908 as a packing warehouse for H. S. Booth & Company Ltd and designed by H & W Higginbottom. The former warehouse comprises basement below five storeys and double attic, constructed with an iron frame and terracotta external cladding. The building sits on an island site and the large expanse of window openings across all elevations served to flood the internal floor plan with natural light. Internally, the buildings original plan form of individual office spaces and larger open plan areas largely survive and are legible. A major redevelopment of the building in 2017 installed modern partitions and renewed floor, wall and ceiling finishes.

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 / buildings history and description can be found in the significance appraisal in Appendix A.

The 3rd and 4th floor areas that the application is associated with comprise of largely open plan spaces with modern stud partitions to sub-divide the space. The floors are raised access floors with modern finishes and the ceilings are open to the painted boards above and have mechanical & electrical (M&E) items hung from them. Original cutting tables survive along the east side of the office space.



Fig. 1 and 2. General views through the 3rd floor office unit. The boxing in adjacent to the window covers the original cutting tables. Note the modern dropped ceilings and exposed original cast iron columns.



Fig. 3. (left) View of the 3rd floor office unit with dropped ceiling, modern finishes and M&E. **Fig. 4 (right)** general view of 4th floor with modern finishes and M&E similar to the 3rd floor.

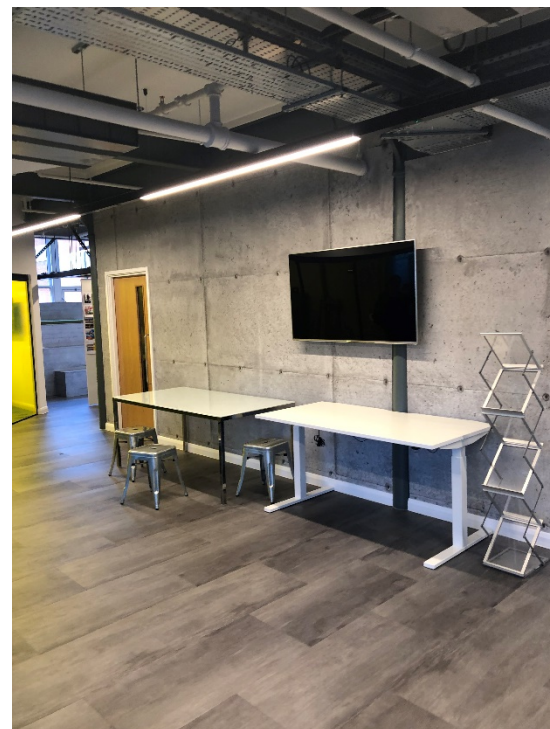


Fig. 5. And 6. Views of the entrance (left) to the office unit with original door and glazed partition and modern ramp, handrail, partitions, raised access floor and floor finishes.



Fig. 7. General view through 4th floor office unit with modern finishes.

Assessment of Significance

A comprehensive assessment of significance can be found in appendix A, however we have summarised the components of the 3rd and 4th floor office spaces and their relative significance.

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 cast iron columns.
- Original timber casement windows, including timber cills and timber paneled reveals.
- Original glazed timber doors, architraves and brass ironmongery.
- Original radiators and M&E system.
- Original cutting table.

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

- The modern 2017 refurbishment scheme, including the lightweight partitions, raised access floors, dropped ceilings, finishes, doors, lighting, kitchen and services.

The Proposals

Refer to the list of supplementary drawings as listed in appendix c for full details of the proposals included within the application.

The minor refurbishment proposals seek to refurbish the third and fourth floor office units for improved office use, and include:

- Removal of modern partitions, doors and kitchenette unit;
- Removal of modern finishes to floors and ceilings;
- Introduction of full and half height partitions;
- Installation of aluminium secondary glazing units;
- Renewal of floor and wall finishes;
- Installation of new M&E services;
- Installation of kitchenette units;
- Relocation of original radiator and re-routing of the pipework.

As the images above make clear, the internal third and fourth floor office spaces have already been reconfigured with modern partitions and contemporary servicing and lighting through the 2017 refurbishment. The units which are the focus of the current proposals, have a multitude of modern internal partitions and finishes that are of no significance to the buildings special interest.

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 II** for the criteria used in this Heritage Statement for assessing heritage impact.

Heritage Impact Assessment

The proposed, refurbishment works to the third and fourth floor office units of the Grade II building strive to ensure that significant fabric components within the space, such as original columns, and the open plan nature of the area, will be maintained.

The demolition of modern stud full and half height partitions and the introduction of some new partitions will have a negligible beneficial impact as overall the office spaces will be more open plan than they are currently.

The renewal of wall, floor and ceiling finishes will have a neutral impact on the space.

The installation of the kitchenette units and fixed furniture will have a neutral impact.

The installation of secondary glazing.

The alteration of M&E services including the relocation of the radiator will have a neutral impact.

In summary, the proposals will predominantly impact modern fabric from the 2017 refurbishment and have negligible or no impact on historic fabric. The demolition and construction of partitions have minimal interference to significant historic fabric and no impact upon the character and appearance of the listed building. The secondary glazing has been designed to reflect the existing external window forms and minimise impact the visual sight lines into the building.

Consequently, it is considered that the current proposals will result in an overall neutral impact on the special interest of the Grade II listed Canada House as a whole.

As per the definition outlined in Appendix II below, a neutral impact occurs when an imperceptible 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.

Design and Access Statement

This section of the statement forms the design and access statement which supplements the listed building consent application.

We have above provided a description of the existing fabric and modern materials within the building and reference should also be made to the drawings by AXI and Jackson Downes for full details of the proposed works.

Design

The site is a Grade II listed building located In Manchester city centre. The proposed works which are the subject of this listed building consent application relate to the 3rd and 4th floor office units within the building. Both units were refurbished in 2017 - 18 under the scheme of refurbishment to the whole building (MCC Ref: 115863/LO/2017 and 118522/LO/2017), resulting in modern partitions and fittings (such as kitchenette, lighting and services) within the space. The proposals do not seek to radically alter the internal appearance or layout of the two units. The proposals comprise the minimal possible interventions required to ensure the building adapts to the needs of its occupiers, whilst ensuring protection to any historic fabric.

The new materials introduced under the current proposals will add to the existing palette, and will include:

- Full and half height partitions, with painted finish;
- Floor finishes to raised access floors and over floor screeds / plywood;
- Aluminium secondary glazing units;
- M&E services;
- Metal balustrade to the ramp;
- New painted cabinets and kitchenette;

The proposals have been designed to minimise the impact of sub-division by retaining and reinstating views throughout the open plan of area of the space. All new work will utilise the previously accepted methods of installation to the building. The proposals are consistent with previous refurbishment works and maintain a sympathetic yet contemporary finish in keeping with the existing buildings refurbishment.

Access

Access from the ground floor entrance will be as existing where communal stairs lead to the upper-ground floor reception. The main entrance provides a level threshold, and the upper-ground floor lobby is fully accessible via a DDA-compliant platform lift. From upper-ground floor level, disabled access to the third and fourth floor unit will be from the existing compliant passenger lift. The entrance to the unit will remain as existing. New doors within the proposed new glazed partitions will be compliant with Part M of the current Building Regulations. In summary, the proposed works will not affect access to the building or the unit and the new meeting rooms will also be accessible.

Conclusions

As the existing and proposed plans for the third and fourth floor units demonstrate, the internal reconfiguration of the space would not result in the loss of any significant fabric and would not impact on the ability to understand and appreciate the special interest of the floors or the building as a whole. Whilst the introduction of new partitions would incur some degree of negligible adverse visual impact (as this would intrude on the open plan form of the space), this installation is balanced against the removal of other modern partitions.

The proposed works will enable the continued use of the space, whilst celebrating and retaining highly significant features (such as the original columns and cutting tables) and are thus considered to be compliant with required tests as outlined within local and national planning policy. In particular, the proposed works to 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, Canada House, Significance Appraisal

Canada House

Chepstow Street
Manchester

Significance Appraisal

Prepared by



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Prepared for:

Savills

April

2023



CANADA HOUSE, MANCHESTER – SIGNIFICANCE APPRAISAL

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1. INTRODUCTION

1.1 Purpose of the Significance Appraisal

- i) This **Significance Appraisal** has been prepared on behalf of Savills by Heritage Architecture Ltd, a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.
- ii) The focus of the following report is to assess the significance of the relevant existing parts of Canada House (the Site) in line with national and local planning policy and provide an objective assessment of the Site's historic interest, contribution to the surrounding built historic environment.
- iii) The Site comprises a former purpose-built packing warehouse for the large packing company H. S. Booth & Company Ltd from 1909 that was later converted to office accommodation, of which this use remains. The building underwent a comprehensive refurbishment programme in 2007. The building was listed Grade II in 1988 with no description of the internal finishes, fixtures or fittings provided.



Figure 1: Principal elevation to Canada House from Chepstow Street.

- iv) The following **Significance Appraisal** comprises a significance appraisal of both the building and the setting of surrounding listed buildings (**Part 1**). The content and level of detail of the document accords with the NPPF (2021) requirements, as well as Historic England's October 2019 guidance on the structure and form of Significance Appraisals.

1.2 General Methodology – focus on proportionality.

- i) This Significance Appraisal is framed by the requirements of the **Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72**. This is necessary because the 1990 Act requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by **NPPF paragraph 199**.
- ii) The LPAs assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a Conservation Area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (visual) impact must be *proportionate* to the relative significance of the identified heritage asset.
- iii) Thus, '*less-than-substantial*' harm should not be afforded the same weight as that defined as being '*substantial*'. The NPPF also stresses that all analysis and evidence must be **proportionate** to the relative significance of the heritage asset and the impact of the proposed development.
- iv) The analysis of heritage significance accords with the requirements of the **paragraphs 194 and 199** of the NPPF and Historic England's October 2019 guidance, as it presents sufficient and proportionate evidence to enable the Council, "*to reach an informed decision*".
- v) The Significance Appraisal is based on the definition of '**heritage assets**' defined in the NPPF:

"a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)".
- vi) It is important to distinguish '**designated heritage assets**' from '**non-designated heritage assets**' as they are subject to different legislative and policy evaluation requirements at both national and local level. Designated Heritage Assets are defined as:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or a Conservation Area designated under the relevant legislation".
- vii) The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish

whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.

1.3 Research sources

- i) This Significance Appraisal is the result of an extensive process which synthesises relevant evidence sourced from: documentary research, Site analysis, building surveying, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings, and reports.
- ii) Visual surveys of the Site have been conducted over many years, but most recently in June 2022, in order to identify the relative architectural and historic interest of the affected areas of the Site and its contribution to the character and appearance of the surrounding listed buildings.
- iii) Consideration has also been given to the historical development of the area and key views to the designated heritage assets within the locality. The purpose is to define the contribution of the built form to the appreciation and understanding of the special interest of the area.

1.4 Authorship

- i) This report has been prepared by Heritage Architecture Ltd., a conservation practice specialising exclusively in the historic cultural environment. The authors were:
 - Declan Cahill [BSc (Hons); SPAB Lethaby Scholar] Historic Building Surveyor
 - Kirsten McKnight [BA (Hons), MA, MSc] – Senior Associate
 - Lee Hutchings [BSc (Hons)] – Historic Building Consultant

2. THE SITE AND HERITAGE CONTEXT

2.1 Location and Site description

- i) The Site consists of a purpose-built, multi-occupational packing warehouse dating to 1908-9. The building was designed by architect W. H Higginbottom for J. S. Booth & Others Ltd and is situated in the centre of the City of Manchester. The Site is bounded by Chepstow Street to the north, an unnamed side street to the east, Great Bridgewater Street to the south, and Chepstow Street South to the west. (see Figure 2).



Figure 2 – Plan identifying the Site in red with other listed buildings identified by the blue triangles. Image Source: Historic England.

- ii) The building's original construction comprises of basement, ground floor and 6 stories above.
- iii) The building was originally associated with a group of buildings to the north, now largely demolished.

2.2 Statutory Designations

2.3.1 Listed Buildings

- i) Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of Listed Buildings reflects their architectural and historic interest; grade I buildings are of exceptional interest; grade II* buildings are particularly important buildings of more than special interest; and grade II buildings are of special interest.

- ii) Canada House is Grade II listed, being described as Canada House under Historic England listing reference 1208597, the full listing description is included in appendix A.

2.3 Archaeological potential

- i) Due to the nature of the proposed works, a desk based archaeological assessment will not be required, however if the proposed works change to include excavation works, the requirements for this will change.

3. POLICY CONTEXT

3.1 The Planning (Listed Building and Conservation Areas) Act 1990

- i) **The Planning (Listed Buildings and Conservation Areas) Act 1990** is of relevance to the proposals as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.
- ii) As the Site is a Grade II listed building, Section 66 of the Act is of relevance, as it requires the LPA to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,”* when considering whether to grant planning permission.

3.2 National Planning Policy Framework (NPPF) 2021

- i) The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (**NPPF paragraph 8**).
- ii) The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (**NPPF paragraph 189**).
- iii) The NPPF stresses that “great weight” should be given to the conservation of designated heritage assets (**NPPF paragraph 199**), emphasising the need to avoid substantial harm in terms of: demolition, alteration, or the compromise of its setting. Substantial harm is broadly defined within the NPPF as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting.

3.3 Planning Practice Guidance (PPG) (2019 and as subsequently amended)

- i) The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section *“conserving and enhancing the historic environment”* of the current iteration of the PPG has been reviewed and referenced in the course of producing this Significance Appraisal.
- ii) Of particular relevance in this instance is the PPG’s commentary upon the importance of “significance” in decision taking (**Paragraph 7**). This section advises that *“being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”*

3.4 Local Planning Policy

Manchester City Council (MCC)

- i) The relevant, local heritage Planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. The following policies from Manchester's Core Strategy (2012) are of importance to the heritage assets considered within this statement.
- ii) **Policy CC9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- iii) **Policy EN3 (Heritage)** states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.
- iv) The Council's key regeneration objective is tempered by the need to ensure that: *"historic Sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (**paragraph 12.21, Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence.

3.5 Historic England's guidance.

- i) The Significance Appraisal 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.
- ii) In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.
- iii) **Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment – March 2015)** was utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

4. HISTORY AND DEVELOPMENT

4.1 Introduction

- i) In order to understand the level of heritage significance of Canada House as a designated heritage asset, it is first necessary to understand its historical development and the impact it made on the development of this part of the city.
- ii) This section of the report briefly analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the building in the context of the development of Manchester's city centre.

4.2 Brief history and development of the area

- i) The area surrounding Canada House originated as an open rural area adjacent to the then small town of Manchester, comprising of fields separated by hedgerow. As the small town developed in the early 19th century, it progressively expanded southwards along Oxford Street/Road. Originally this part of Manchester was largely occupied by substantial mills, engineering works and iron foundries; a building type which became prevalent in the immediate area following the cutting of the Rochdale Canal in 1810 immediately south of the Site. The area also contained a number of early slum dwellings and back-to-back terraces which were positioned amongst the warehouses and factories.



Figure 3: Looking south along Oxford Street in 1921 from its junction with Chepstow Street to the right during its heyday of being an entertainment destination. (Source: Manchester Archives)

- ii) By the middle of the 19th century the area was starting to become a less industrial landscape, largely due to the huge increase and demand for packing and shipping warehouse which harnessed the railway and canal networks. By the end of the 19th century the area had again changed in use and had become a popular destination for the theatre.
- iii) The Site of the former F. W. Sephton & Co's glass works and J. H. Pattison's marble works mirror works to the immediate east of the Site were demolished to make way for the Hippodrome Theatre in 1904 and an early cinema known as 'The Picture House' in 1912 on the corner of Chepstow Street (now McDonalds). The construction of the Hippodrome resulted in the former Manchester & Salford Junction Canal branch arm being converted into a private side street and basement accommodation.
- iv) A number of late-Victorian theatres began to appear along Oxford Street/Road. The demand for new packing warehouses continued into the early 20th century when the largest packing company, H. S. Booth & Company constructed a number of large modern packing warehouses on Oxford Street and Chepstow Street, culminating in the construction of their last building, Block D, now known as Canada House (the Site).



Figure 4: The hippodrome, constructed in 1904 during to its demolition in 1935 to make way for the Gourmont Cinema. (Source: Manchester Archives)

- v) The sudden decrease in industrial buildings in the area saw the need for the branch canal arms for the transport of goods which traversed the land between the Rochdale Canal to the south and the Manchester & Salford Junction Canal to the north of the Site, and as the demand for entertainment establishments grew, these branch arms were filled-in to become building land

or new basement areas and side streets as can be seen on the private street directly behind (east) of Canada House.

- vi) By the early 1930s advances in cinema technology and design saw this being a popular form of entertainment with large new buildings being required. The new 'Gourmont' was constructed in 1935 on the Site of the 1904 Hippodrome.



Figure 5: Looking east along Chepstow Street in 1973 before the street was re-routed across the surface car park in the mid-1980s. Canada House can be seen to the extreme right whilst H. S. Booth's Block C, also designed by W & G Higginbottom in 1904 can be seen to the centre. Note the striking similarity between the two buildings. (Source: Manchester Archives)

4.3 Development of Canada House

- i) Up until the 1830s the Site on which Canada House was constructed between formed part of a large swathe of open fields immediately south of the town centre of Manchester. This land, divided by hedgerows, formed part of the Booths Charity Estate. The Booth Charities were established in the first quarter of the seventeenth century when Humphrey Booth the Elder (1580-1635) a rich fustian merchant of Manchester and Salford, granted lands which comprised of 5 fields and a barn, then worth twenty pounds per annum, to trustees by a deed of feoffment dated 18th February 1630/31.

- ii) This deed stated that the income from these lands should be used for the relief of the poor, aged or impotent persons dwelling in the town of Salford, and the Charity originally made small money grants and provided clothing or blankets for the poor. The lands granted in the 1630/31 deed of feoffment are now covered by buildings around Piccadilly and Oxford Street (including the Site) in Manchester. The Booth Charities are one of the oldest and one of the most effective charities operating in the North West.
- iii) By 1810 the new Rochdale Canal had been cut east-west immediately south of the Site, which was soon followed by the constriction of branch canal arms leading from the Manchester & Salford Junction Canal. Following the demolition of the former Atlas Works in the early 1890s the Site was cleared and lain empty until it was leased for the use of a circus Site. It appears that the first circus to occupy the Site followed the following advertisement in the Manchester Guardian dated January 20th 1891 – *“To be let for temporary purposes, land, Chepstow Street, Oxford Street: lately occupied by Royal Circus”*.
- iv) An explanation of the closure of the longstanding Atlas Works was mentioned in an article by an irritable local resident wrote in response to a letter in the Manchester Courier dated 21st September 1896 in annoyance of the high rates imposed on the newly opened Manchester Ship Canal, combined with high rates for railway carriage of goods from companies in the city centre: *“...for his benefit let me cite one instance of the ill effects of railway monopoly. Messrs. Sharpe, Steward, and Company, the Atlas Works, were literally driven away from Manchester by the excessive rates they had to pay for railway and the Bridgewater Canal services. The loss in wages alone was over £3,000 per week – add to this the amount which the citizens lost in that huge buildings they occupied – which remained empty...”*
- v) By 1896 the Site was being used for annual circuses, and in January of that year the Manchester Guardian advertised that the Site was occupied by Oscar Carre’s Netherlands Circus, which gave nightly shows of the exhibition of horses and horse riding, juggling on galloping horses with a pantomime “Gretna Green” to close the show, fifty horses and a further twelve mounted by riders.

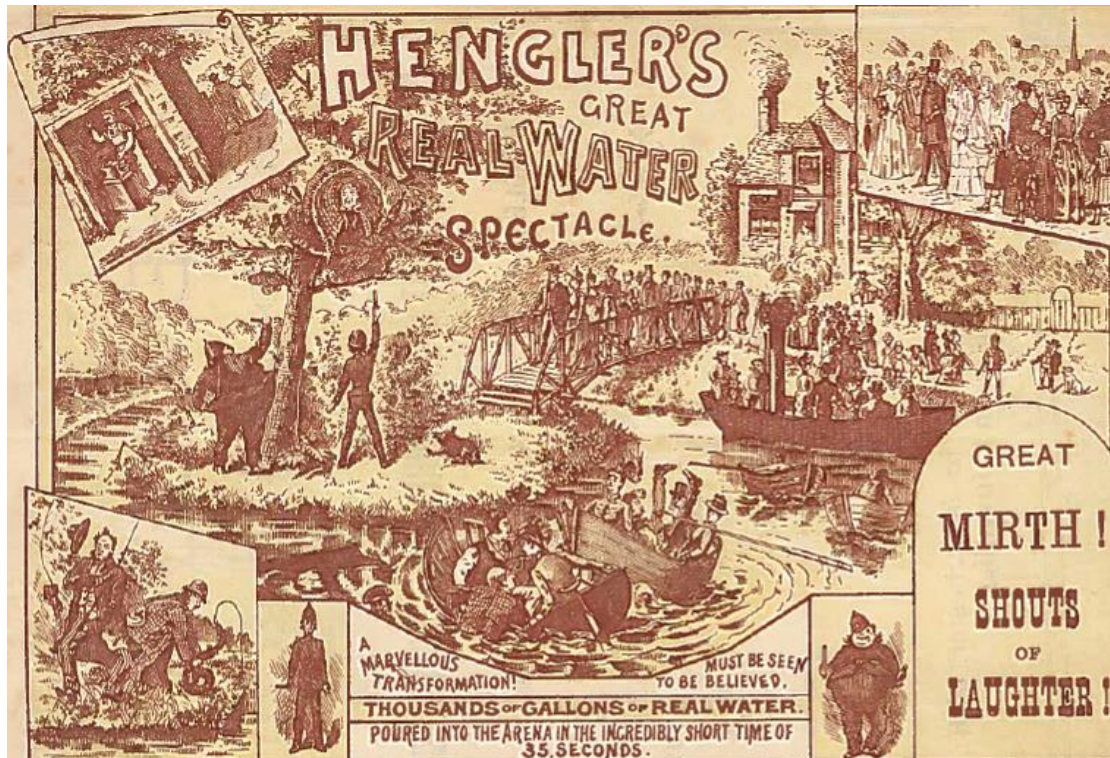


Figure 7: Hengler's "Great Real Water Spectacle", 1902-3 programme illustrating the advanced circus interior on the Site of Canada House.

- vi) An article in the Guardian dated October 19th 1897, advertised "*Royal English Circus, the circus in Great Bridgewater Street, Oxford Road, occupied during the last two winters by Mr Oscar Carre, was opened last night for the season*" the show included the trapeze act 'The Flying Alsons', trapeze performers, wire acts and clowns.
- vii) By 1901 the Site was occupied by 'Hengler's Circus' who brought a new and advanced type of circus to Manchester, including a ten foot pool of water which could be filled in 35 seconds, rustic bridges, islands, boats and steamboats. The circus had a first floor gallery at its Chepstow Street end.
- viii) Circus's during the 19th century were only active during the winter season from October to March, and during the rest of the year the Site and tented buildings were typically used for exhibitions. Albert Henry Hengler went bankrupt in 1904 and following this the Site was sold for development.



Figure 8: The H. S. Booth & Company Ltd estate 1913 - Yellow star denotes Block A & B, built 1901-3, green star denotes Block C, built 1904-5, red star denotes Block D (Canada House) built 1908-9. The blue star denotes Block E, which was an earlier warehouse taken over by H. S. Booth & Company. (Source: Goads Fire Insurance Plan)

- ix) The Site was advertised for sale in the Manchester Guardian, the August 22nd 1896 “Booths Charity Estates, Land to be sold, on 999 years lease, Great Bridgewater Street, Chepstow Street, Piccadilly, Dale Street & Port Street, Manchester”.
- x) The land was purchased by the significant Manchester packing firm of H. S. Booth & Company Ltd for the Site of their final packing warehouse. The new warehouse was designed by H & W Higginbottom, whom had previously designed their previous warehouse; Block C in 1904-5 on the Site directly opposite. H. S. Booths estate consisted of four large packing warehouses in close proximity to one-another. Collectively they were all known as ‘Princes Buildings’ and denoted by Blocks A to D.

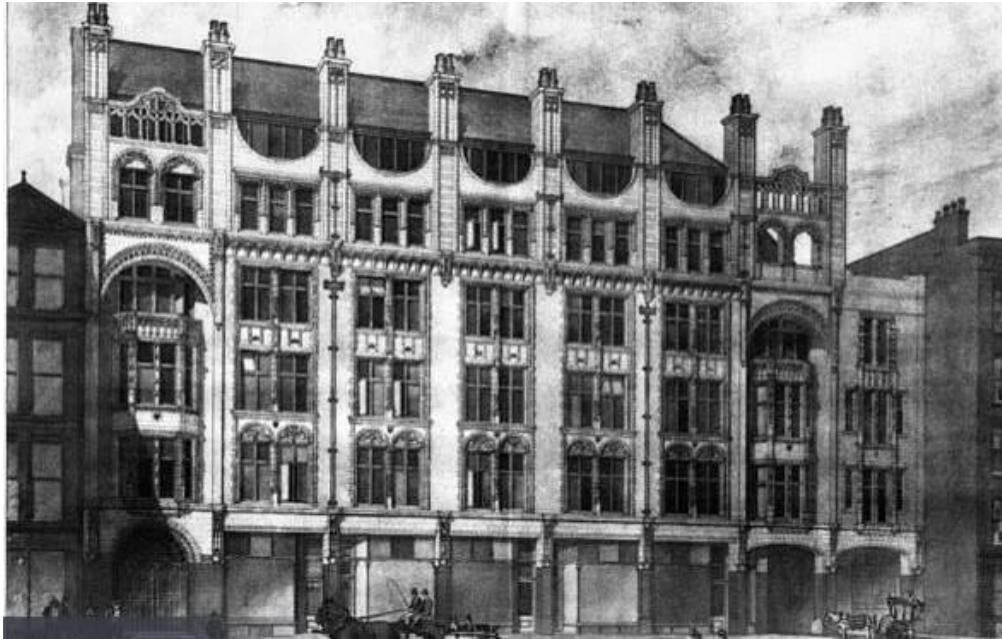


Figure 9: Block A, 1901-3 – Princes Buildings was designed by J. R. E. Birkett and formed the first of H. S. Booth & Co's packing warehouses 100 yards north of Canada House on Oxford Street (Source The Builder)



Figure 10: Block C, 1904, W & G Higginbottom's first warehouse for H. S. Booth & Co Ltd, which was constructed directly opposite Canada House on the northern side of Chepstow Street. The building was demolished in the 1980s and is now the Site of the 1986 faux Georgian Oxford Court office development. (Source: Manchester Archives)

- xi) An extract from the proceedings of the Canal District Sub Committee, which was held on the 13th June 1904, mentions the arrangement of the early branch canal arm which dissected the H. S. Booth's estate shortly before the construction of Block C and Canada House: *"Messrs. H. S. Booth & Co., Packers of this city, who have purchased the vacant land fronting Chepstow Street and abutting upon the arm of the Manchester and Salford Junction Canal. This canal was formally carried under Chepstow Street by means of a private bridge. The water has been excluded from the portion of the canal on the south side of Chepstow Street and it is the intention of Messrs. Booth & Co. whose present warehouse abuts upon the north side of the canal, to remove the water from a further section of the canal and utilise the Site for building purposes [Block C]"*.
- xii) English Heritage's 2002 guide 'Manchester - The Warehouse Legacy' *"The only near-complete survival is Canada House, in which each floor, from the ground floor upwards, was divided by a screens corridor. On each floor a large open wareroom was at the rear of the building and was served by a pair of full-height hydraulic goods hoists, while a range of offices was located across the front. Weighing, packing and baling cloth was conducted in the basement, where a rank of hydraulic presses still remains, prior to the cloth being hydraulically hoisted to a loading bay from which it was loaded onto vehicles by externally mounted teagles"*.



Figure 11: A view dated 1896 looking east over the former Site of the Atlas Works and the subsequent Site of the semi-temporary circus, showing the rears of F. W. Sephton & Co's glass works and four-storey warehouse to the right and J. H. Pattison's marble works, chimneys and travelling crane to the left. The large wooden sign in the foreground is advertising the empty Site for sale. (Source: Manchester Archives)



Figure 12: A second view looking over the cleared Site in 1896, showing Mendel's former warehouse to the left, with the "Rothwell's Buildings" back-to-back dwellings to the centre of the view and a large home trade warehouse and offices to the right. (Source: Manchester Archives)



Figure 13: A further view of the empty Site as seen in 1896, showing the glass works and warehouse to the left and the first phase of Tootal, Broadhurst & Lee building, which was extended across the length of Great Bridgewater Street soon after this image was taken. (Source: Manchester Archives)



Figure 14: A view looking south-east along the former branch canal arm showing the construction of the foundations and basement level of the new Hippodrome Theatre on Oxford Street being constructed in 1904 following the demolition of F. W. Sephton's glass works. The building in the left background is the side of Tootal, Broadhurst & Lee's warehouse. Note the abrupt termination of the branch canal arm as it reaches the line of Great Bridgewater Street to the right. The east elevation of Canada House would be late built on the line of bricks to the right of the image and the branch arm would become the private side street to the east of the building. (Source: Manchester Archives)



Figure 15: Looking north-east towards Canada House across the surface carpark in 1961. (Source: Manchester Archives)



Figure 16: Looking east towards the western elevation of Canada House from Chepstow Street in 1972 before Chepstow Street was rerouted and Chepstow Street South stopped up. (Source: Manchester Archives)



Figure 17: Looking towards the corner of Canada House from Chepstow Street in 1986 during the rerouting of Chepstow Street to its current location. (Source: Manchester Archives)

4.4 Map Regression

- i) In order to understand further how the area around the Site has developed, historic maps and photographs are interrogated.

Table 2: Historic maps and images



1787-94 Laurent – The part of Manchester in which Canada House was to be constructed was, during the late 18th century, still open fields and small streams just south of the centre of the town. By this period some streets had already been laid out initially but not yet developed. Streets such as Oxford Street/Road would become a major thoroughfare into the town from the south-east, and subsidiary routes from it to the north-east and south-west, such as Chepstow Street and Great Bridgewater Street would largely become home to large industrial premises focusing along the intended route of the Rochdale Canal to the south.

During the late 18th century the land surrounding the Site can be seen to be owned by the “Salford Poor”, who also owned lands to the northern side of Oxford Street. The Salford Poor was officially known as the Booths Charity Estate, a charity set up in the 17th century to provide welfare care for elderly residents. (Source: University of Manchester Archives)

Table 2: Historic maps and images



1809 Dean & Pigot – By the early 1800s the area to the north-east and south-west of Oxford Street can now be seen to be partially developed with large industrial premises. The completion of the Rochdale Canal to the immediate south of the Site and the Manchester & Salford Junction Canal to the immediate north saw that this area would be used primarily for industrial businesses such as mills, iron works and stone/timber yards.

The Site can be seen to be still undeveloped at this point, with Great Bridgewater Street being laid out but not developed. To the north of the Site, Chepstow Street can be seen to be intended with the location of a small bridge at the end of the Manchester & Salford Junction Canal branch arm, but not yet formally laid out. (Source: University of Manchester Archives)



Table 2: Historic maps and images

Pigot 1819 – By 1819 the Site has not altered except for a small extension of the Manchester and Salford Junction Canal branch arm being located to the southern side of the not yet formally laid out line of Chepstow Street. This map clearly shows the expansion of the centre of the town southwards towards the Site. (Source: University of Manchester Archives)



1832 Pigot – By the early 1830s Chepstow Street has been formally laid out and the area surrounding the Site can be seen to have developed greatly and the canal branch arm to the immediate east of the Site now being extended a second time to meet with the line of Great Bridgewater Street and a large marble works and stone yard using the branch arm to the east of the Site. To the eastern and western end of Chepstow Street were also a number of back-to-back slum dwellings housing large numbers of Welsh and Irish immigrant workers. (Source: University of Manchester Archives)



1851 Adshead – This detailed plan of the Site in 1851 shows the Site at this time was occupied for the first time by Sharp Brothers & Company as an iron forge and warehouse known as 'Atlas Works', which appeared to have extended from the branch canal arm to the east, to the residential properties to the west of Chepstow Street and whom also occupied a machine works to the east of the branch

Table 2: Historic maps and images

canal arm on Oxford Street, a works to the north of Chepstow Street and a substantial works to the southern side of Great Bridgewater Street.

Great Bridgewater Street and Chepstow Street during this period was fully developed and contained many industrial businesses including a marble works, a foundry, two cotton mills, a patent card manufactory and Sharps extensive machine works. This plan also shows the rows of back-to-back slum dwellings which occupied Sites to the east and west of Chepstow Street. (Source: University of Manchester Archives)



1871 Slater – By the start of the 1870s the Site can still be seen to be fully developed with industrial buildings forming machine works and iron foundries. This plan shows Portland Street to the north-east of Chepstow Street has now been extended to join with Oxford Street. (Source: University of Manchester Archives)

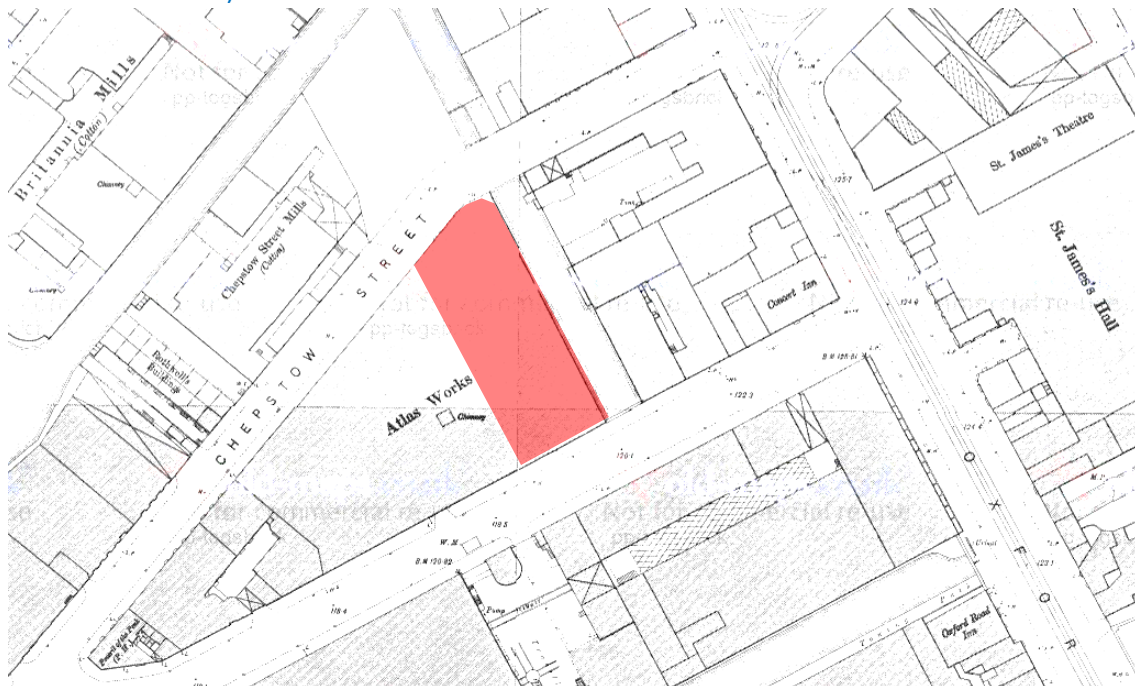
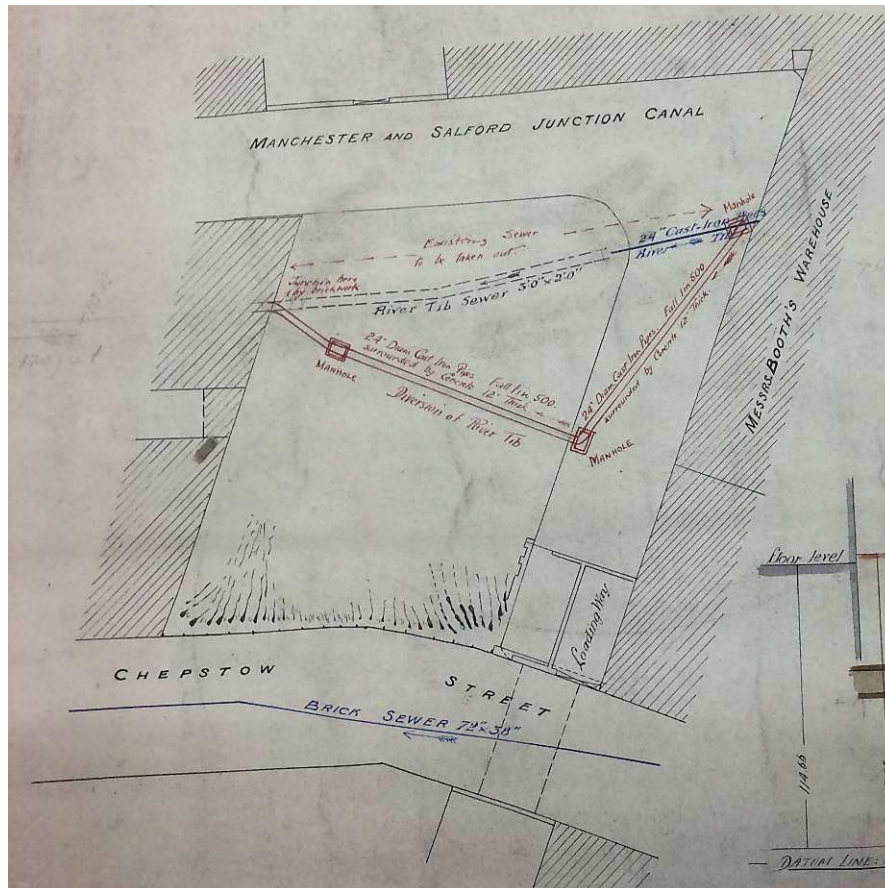


Table 2: Historic maps and images

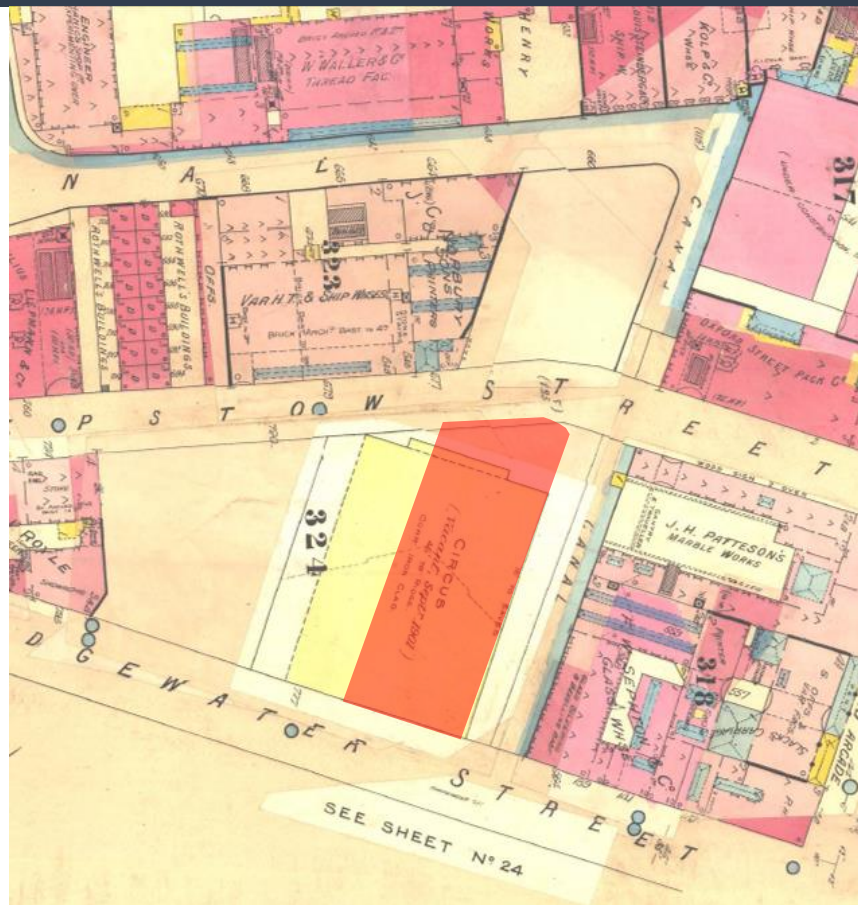
1891 OS – This clear plan of 1891 shows the Site to now seen to be part of the wider Sharp Brothers & Company and marked as the Atlas Works.

Sharp Brothers & Company were iron founders and can be seen to have fully extended their premises along the perimeters of Chepstow Street and Great Bridgewater Street including the demolition of the former back-to-back slum dwellings to the west. Further east, Oxford Street was becoming the fashionable destination for theatres, with earlier industrial premises being demolished to make way for these new entertainment ventures, such as the St James's Hall and the Palace of Varieties (Source: University of Manchester Archives)



Sewer relocation plan c1904– This plan shows the Site to the immediate north of the Site during works to enable the Site to be developed by the H. S. Booth's as a packing warehouse. H.S. Booths would soon acquire the Site marked in red to construct their last packing warehouse, now known as Canada House. This plan shows the line of the Manchester & Salford Junction Canal branch arm, which originally extended beneath Chepstow Street and along the eastern aspect of the Site (now a private side street). (Source: Manchester Archives)

Table 2: Historic maps and images



Goad's Fire Insurance Plan, September 1901 – This plan shows the Site following the demolition of the former Atlas Works, which had been demolished during the early 1890s. The Site had remained empty since its removal and had been used to accommodate a yearly travelling circus. The circus was a semi-permanent timber structure built partially on the Site, which was used once yearly for winter circus's, whilst used for exhibition space during the summer months.

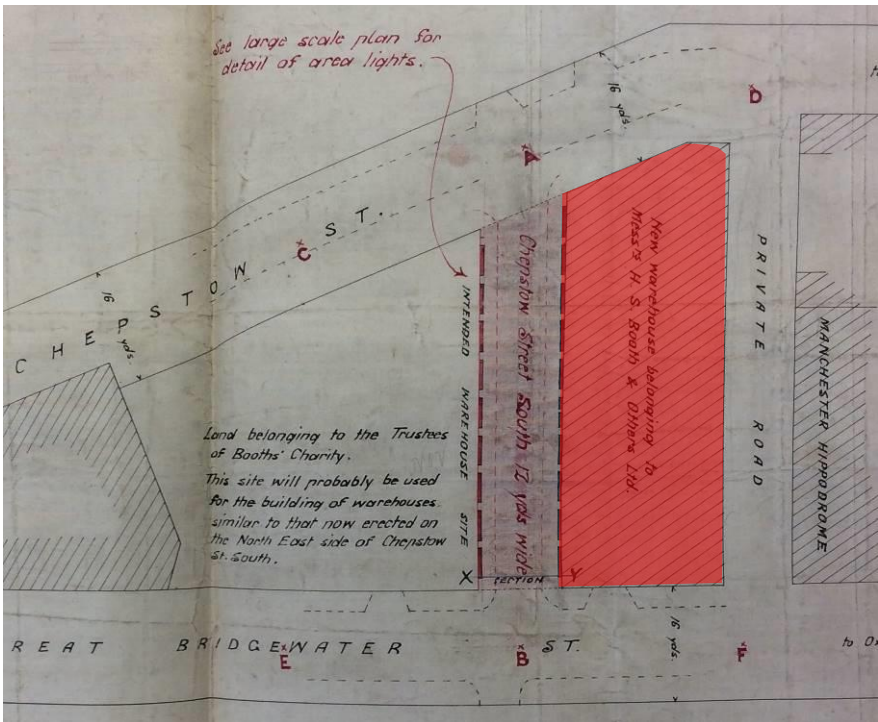
This plan shows the circus to have been vacant at the time of this plan. (Source: Goads Fire Insurance Plan)

Table 2: Historic maps and images



1908 OS – By 1908 the Site can still be seen to be empty and shows the former branch canal arm to now be converted for use as a side street. This plan also shows H. S. Booth’s third packing warehouse building; Block C having been previously built in 1905.

Block C was also designed by architect of Canada House W & H Higginbottom and was similar in its materials and design. Note the demolition of industrial buildings to the east of the Site and the construction of the Hippodrome as entertainment venues became ever popular in this part of Manchester. (Source: University of Manchester Archives)



1908 Booths Charity Estate plan – This plan shows the Site to be developed by the construction of C Block (later renamed as Canada House) for the first time. The new building was commissioned by packing company H. S. Booth & Others Ltd as their final packing warehouse.

[illegible]

The image is a detailed architectural floor plan of a building complex, likely a warehouse or industrial facility. The plan is color-coded with pink, orange, and yellow. Key areas include:

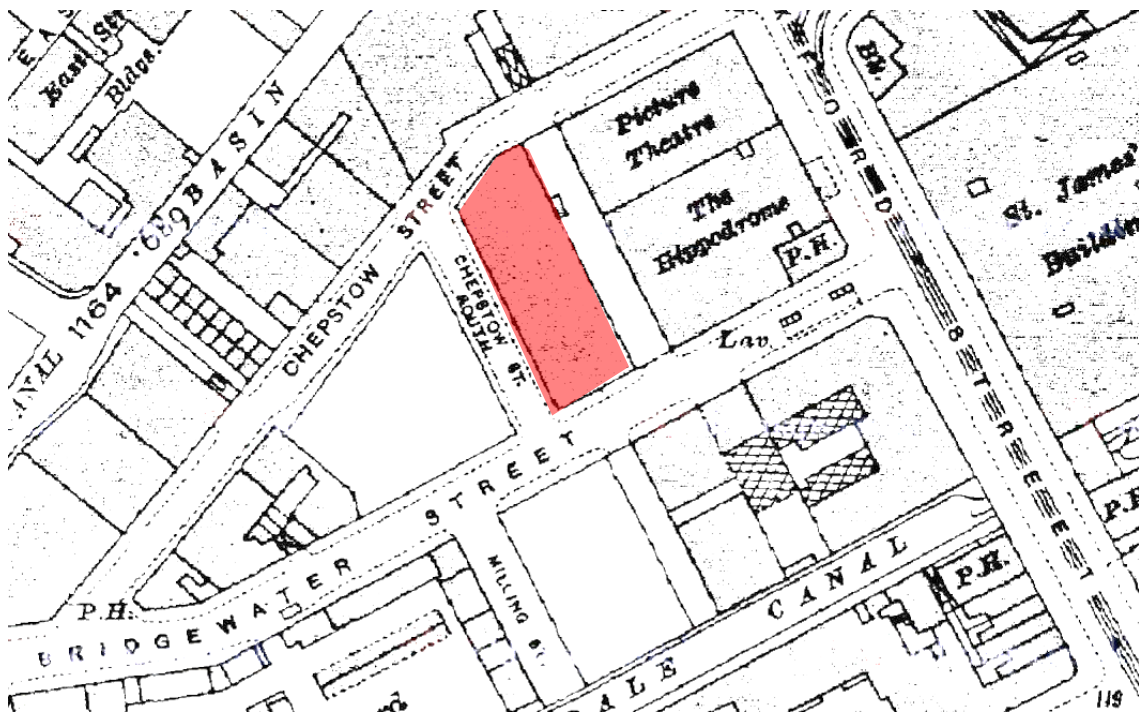
- Block S. Booth & Co:** Located in the upper left, featuring a large central room with a yellow border and a pink border.
- Princes Buildings:** A series of buildings along the top edge, including a pink building with a yellow border and a yellow building with a pink border.
- Roadway-Princes Buildings:** A central area with a yellow border and a pink border, containing various rooms and corridors.
- H.S. Booth & Co:** A large central room with a yellow border and a pink border, containing various rooms and corridors.
- Packing:** A room with a yellow border and a pink border, containing various rooms and corridors.
- Warehousing:** A room with a yellow border and a pink border, containing various rooms and corridors.
- Stairs:** Multiple staircases are indicated throughout the plan, including a large central staircase.
- Automatic Alarms:** A room with a yellow border and a pink border, containing various rooms and corridors.
- Concrete Floor:** A room with a yellow border and a pink border, containing various rooms and corridors.
- Steel Truss Roof:** A room with a yellow border and a pink border, containing various rooms and corridors.
- Waste East, Waste West, Waste Middle, Waste South, Waste North:** Multiple waste storage areas are indicated throughout the plan.

The plan also shows **Chepstow St. South** and **Chepstow St. North**. The drawing is signed **S. 1925** and **S. 1925**.

Table 2: Historic maps and images

1913 Goad Fire Insurance Plan – This Goads map shows a detailed plan of the newly completed building as it appeared in 1913. The building (shaded yellow) can be seen to be known as Block D of Princes Buildings, a name collectively given to each of H. S. Booth's other packing warehouses on the northern side of Chepstow Street. The plan shows the new warehouse was of 6 stories and basement with a further attic floor to the centre of the building, and had three internal hoists and a central light well with lavatories looking into it.

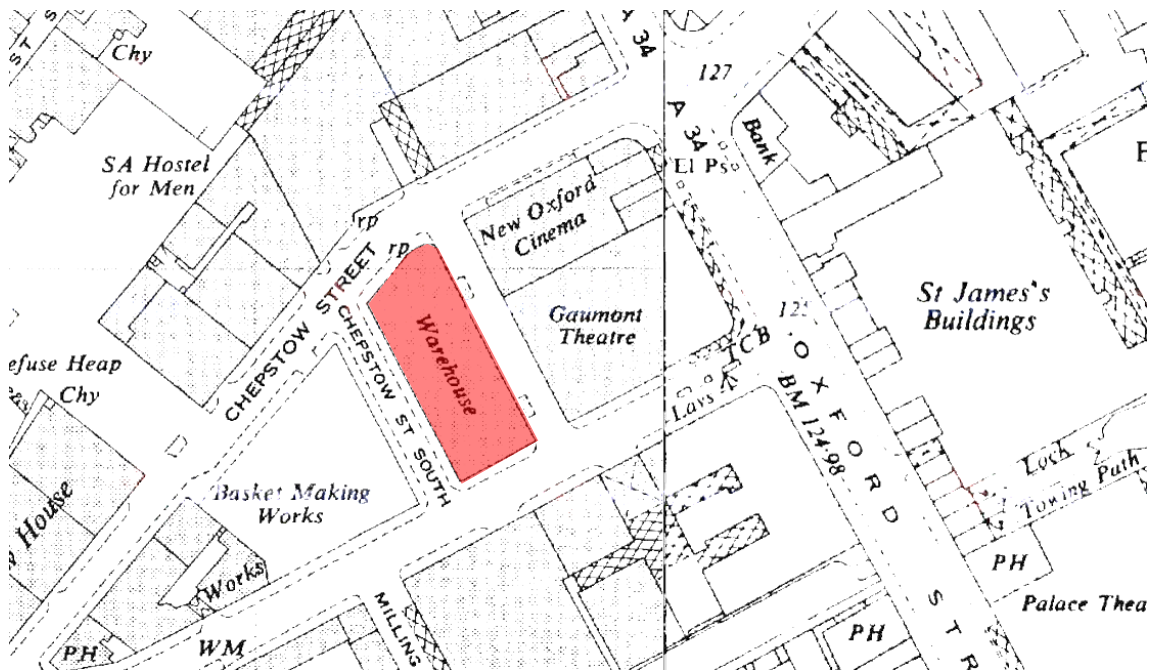
To the western side (bottom) were the various companies offices and showrooms, whilst the east (top) contained the plainer and functional warehouse floors for the storing and cutting of cloth and other materials. The basement floor formed the packing room and contained a hydraulic packing press's, weighing machines and access for loading and unloading onto the newly formed side street via loopholes and externally mounted teagle hoists. (Source: Goads Fire Insurance Plan)



1922 OS – By the beginning of the 1920s the Site is unaltered. This map shows Chepstow Street South formally laid out, whilst the west of the new street remains undeveloped.

To the immediate east of the Site, the former marble works has now been replaced by an Edwardian cinema marked as "Picture Theatre", a trend which grew along Oxford Road throughout the 1920s and 1930s as the cinema became increasingly popular. (Source: University of Manchester Archives)

Table 2: Historic maps and images



1950 OS – By 1950 the Site remains unaltered. The former Manchester & Salford Junction Canal branch arm can be seen to have been filled in and partially built over to the north of Chepstow Street and the cleared Site to the west of Chepstow Street South remains undeveloped. The former 1904 Hippodrome Theatre to the east of the Site has now been replaced by the 1935 Gaumont Cinema. (Source: University of Manchester Archives)

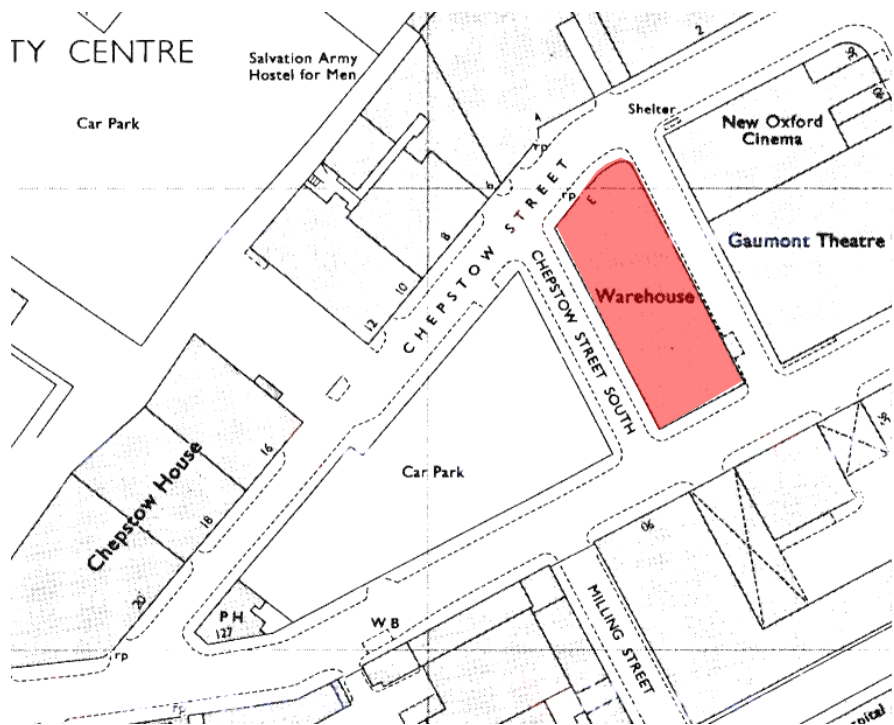
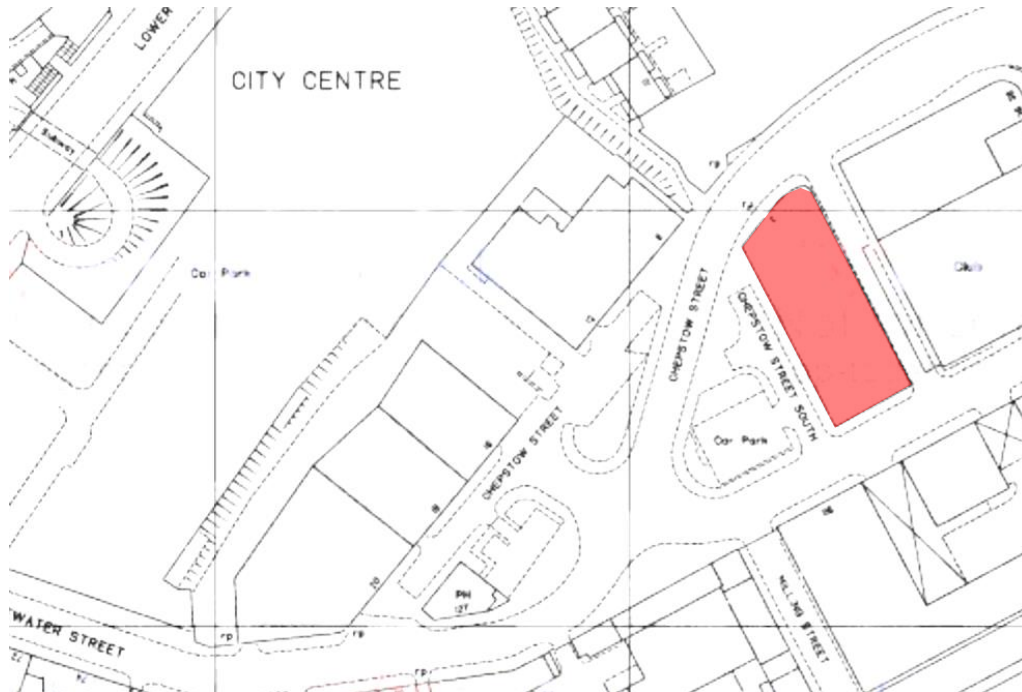


Table 2: Historic maps and images

1973 OS – By the beginning of the 1970s the Site remained unaltered. The cleared Site to the west of the Site remains undeveloped and has had the last remaining industrial buildings also now demolished. (Source: University of Manchester Archives)



1988 OS – By the late 1980s, although Canada House has not altered, the area had undergone a substantial road re-planning scheme in 1986-7. This scheme saw the western end of Chepstow Street being closed to traffic and the eastern end of the street being rerouted through the previously cleared Site adjoining Chepstow Street South, which was also closed to traffic at its northern end.

This plan shows the substantial demolition and rebuilding on the northern side of Chepstow Street, which saw the removal of Block's B and C of H. S. Booth's packing warehouses and their replacement with a new faux Georgian office village known as Oxford Court. (Source: University of Manchester Archives)

4.5 The Architects

- i) The architectural firm of W & G Higginbottom was formed in 1874 by brothers Walter Higginbottom (1850-1924) and George Harry Higginbottom (1852-?), and together were responsible for the design of a number of buildings in the city centre and surrounding districts.

Buildings designed by Messrs W & G Higginbottom



Figure 18: 29-31 Dale Street - 1908
W & G Higginbottom, Grade II



Figure 19: Ardwick lads Club – 1897
W & G Higginbottom, Unlisted
Demolished 2013



Figure 20: Wood Street Children's Mission - c1896
W & G Higginbottom, Unlisted



Figure 21: 51 – 53 Piccadilly – 1904
W & G Higginbottom, Grade II



Figure 22: 59-61 Piccadilly (Clayton House) 1907
W & G Higginbottom, Grade II



Figure 23: 20-22 High Street – 1915-17
W & G Higginbottom, Unlisted



Figure 24: Houses in Rathen Road, Withington - 1905
W & G Higginbottom, Unlisted



Figure 25: House in Rathen Road/Wilmslow Road, Withington - 1909
W & G Higginbottom, Unlisted



Figure 26: 25 Church Street – 1914
W & G Higginbottom, Unlisted



Figure 27: Cedar House, Fairfield St – 1906
W & G Higginbottom, Unlisted

5. BUILDING DESCRIPTION

5.1 Introduction

- i) The following section provides an objective description of Canada House as existing, using relevant images from the non-intrusive visual survey undertaken in June 2022. The aim of the following section is to demonstrate the relative extent of historic fabric which remains, which in turn will inform the significance appraisal (**Section 6**).

5.2 Canada House



Figure 28: The highly decorative long principal elevation of Canada House.

- ii) The design of the building is typically Art Nouveau in its form and detailing, and matched almost entirely to W & G Higginbottom's Block C, constructed in 1904-5 on the north side of Chepstow Street (now demolished).
- iii) The design of both buildings can also be seen to strongly echo the Art Nouveau design of H. S. Booth's first building, which still stands as a façade retention scheme on Oxford Street having been constructed between 1901-3, having tall chimney-like piers projecting along the eaves level and buff terracotta Art Nouveau cladding.
- iv) Canada House is largely rectangular in plan, with a slightly splayed and narrow entrance front of three bays to the north on Chepstow Street which forms one of the building's two principal frontages. Although not designed to be used as a main entrance, the 10-bay Chepstow Street

South elevation (west) forms the principal part of the overall architectural composition, and due to the area containing the two surface car parks to its west, which has not been developed since Canada House was constructed, this elevation has always been seen in its impressive entirety.

- v) The east elevation forms the purely working part of the building, where goods would have been lifted in and out of the building via hydraulic teagles onto the private service street. This elevation also formed an impressive continual range of full-height glazing, which originally illuminated the warerooms of the warehouse, where cloth was cut to size on long cutting tables running along the length of the elevation.
- vi) The south elevation is in the same style except for the inclusion of two tall chimneys at roof level, which were originally linked to the boilers at basement level, allowing for the building to be heated.



Figure 29: Looking south-east towards the entrance front of the building, showing the district change in style and decoration between the principal front (right) and service side of the building (left).



Figure 30: A detail of the district and clear change in style and materials between the principal and functional parts of the building as seen from the rear side street (east). The full-height windows to the left are fitted between the exposed iron frame of the building and allowed much more light to enter each wareroom.



Figure 31: The elaborately ornate Art Nouveau wrought iron entrance gates and early-20th century 'Canada House' sign.



Figure 32: Looking up at the Chepstow Street South elevation, showing the defined and regular arrangement of bays.



Figure 33: The former entrance on Chepstow Street South which was originally designed to be used by other tenants occupying the building.



Figure 34: Looking north along the rear side street showing the entirely glazed eastern elevation which originally formed the warerooms on each floor.



Figure 35: One of the two original teagles (hoist) and loading bays on the side street to the east.

5.3 Interior of Canada House

- i) The building is set over six floors and basement. Each floor is largely identical in planform and decoration, with the exception of the basement floor, which now contains a gym, and the attic floor, which is marginally smaller.



Figure 36: The original glazed terracotta archway and glazed tiles of the entrance hall, looking through into the main ground floor corridor.

- ii) The warehouse was designed to be used by both H. S. Booth & Company Ltd and to be tenanted to others, this saw the design of the building incorporate a main entrance for H. S. Booth on Chepstow Street through a highly elaborate Art Nouveau wrought iron gate and high quality hardwood glazed doors and surround.
- iii) A smaller, less elaborate entrance was positioned on the Chepstow Street South elevation, where plain double panelled doors led into a similarly ornate glazed tile entrance vestibule, stairs and corridor.



Figure 37: The original Art Nouveau hardwood entrance doors and glazed screen onto Chepstow Street.

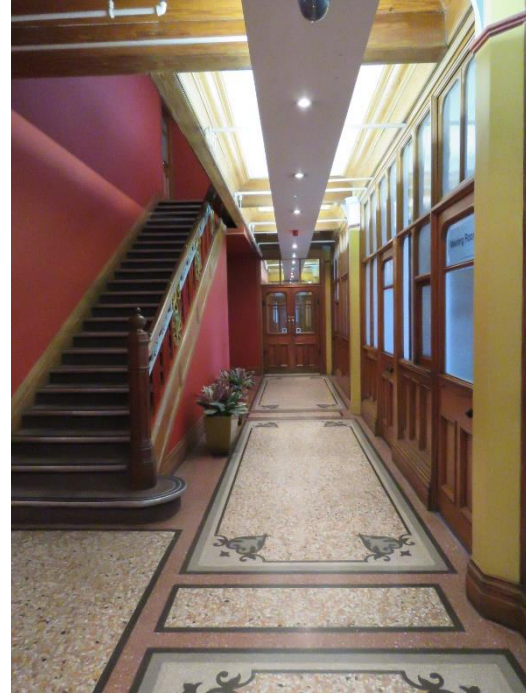


Figure 38: Looking into the principal ground floor corridor and main staircase from the entrance hall. Note the original cashiers counter to the right.

- iv) When built, the warehouse was an entirely modern and technically advanced building, superseding the earlier Victorian examples of packing warehouses which went before it.
- v) The warehouse was designed from the outset to be tenanted not only by H. S. Booth but also to other tenants. This requirement saw a modern, flexible design solution, which was an unusual concept for the Edwardian period in which the building was constructed.
- vi) W & G Higginbottom designed flexible floorplates that allowed for the west side of the building, facing Chepstow Street South, to be used entirely for offices, whilst the east side of the building would only be used as warerooms and for the cutting of cloth along with male and female toilets looking onto an internal light well and service staircase to each floor level.
- vii) The two sides of the building were treated differently, with the warerooms having large floor to ceiling windows running continuously along the eastern elevation.
- viii) Each wareroom contained a long-fitted table along the eastern windows for the setting out and cutting of cloth in order to harness the light. Beneath each fitted table is a 'borrowed light' which allows for the floor below to gain extra natural light from beneath the tables on the above floors.

- ix) The warerooms and offices are divided on each floor by a long corridor running north-south through the middle of each floor (except basement and attic) which although now are now varnished pine, would originally have been painted. At ground floor level the corridor is finished with elaborately designed terrazzo floor in an Art Nouveau design.
- x) The corridors formed a continual glazed screen to the offices, with a number of doors set within it at regular intervals. In order to allow for flexible office space, the individual offices behind the screen could be lengthened or shortened to suit the tenant. This was achieved by an ingenious form of cast iron structural column which W & G Higginbottom located only along the office side of the building.
- xi) The wide columns are hexagonal in shape for the simple intension of allowing for new partition walls to be fixed to the flat edge to form new rooms when needed. Another unusual design feature used within the columns is the inclusion of an integral ventilation system which originally immitted air from two small closable vents at the top-most parts of the columns along the western side of the building.
- xii) The vents are located on the splayed sides of each column so as to allow them to be used independently from one another if a partition wall was inserted to create individual offices either side, or to be used wholly within one larger office.



Figure 51: An example of one of the octagonal cast iron columns seen in the office part of the building, showing the original integral ventilation system.



Figure 52: An example of one of the octagonal cast iron columns showing the integral ventilation system as seen when the column is used for partition walls, allowing for individual vent outlets to vent different rooms.

- xiii) The warehouse side of the building was designed in a simpler way, with plain, slender columns and no integral venting or ease of subdivision. Here there is no timber cornice to the ceilings as found in the offices and corridors and two large internal hydraulic hoists can be found to either end of each floor, originally linking each wareroom to the packing and loading/unloading bays in the basement.
- xiv) The building retains its original panelled central corridors at each floor level, except for basement and attic floors where corridors were not constructed originally. These partitions retain the majority of their original textured glass panels, with some panels being later replacements.
- xv) The building retains almost all its original glazed panelled doors with former opening mechanisms to the clear glass fanlights above each one and many original doorknobs. Originally each door had two etched glass panels, with Art Nouveau designs around their perimeter; these survive to a much lesser extent and only a few examples remain. One such example on the fourth floor contains an elaborate etched monogram to its main panel denoting H. S. Booth Ltd. Each floor is likely to retain its original hardwood parquet floor beneath modern carpet.
- xvi) The building still retains its original sprinkler system, supported from the ceiling of each floor by decorative cast iron brackets. The building also retains many of its original, highly decorative cast iron radiators to the office parts of each floor, which are still fully functional. Some rooms retain areas of original timber electrical conduits fixed to the ceiling and walls, which illustrate the advanced technical nature of the building when opened.
- xvii) At each floor level the two original service hoists have been blocked and boarded and the original male and female toilets have all been replaced and renewed except for the former male toilet on the first floor.
- xviii) The two original loading doors on the east elevation of the ground floor have been altered during the 20th and 21st century but still resemble their original appearance and function.



Figure 55: An example of the original glazed swing doors found on each main corridor.



Figure 56: An example of the original decorative cast iron radiators.

- xix) Minimal alterations were carried out to the building since it was opened in 1909 apart from a general refurbishment programme in the 1990s. In 2017 a refurbishment programme was carried out throughout the entire building, comprising external repairs, internal repairs, installation of new internal partitioning. As well as renewal of internal finishes and services.

6. SIGNIFICANCE APPRAISAL

6.1 Introduction

- i) The purpose of the significance appraisal is to use recognised criteria to assess the heritage significance and interest of Canada House; the character and settings of the identified heritage assets which could be affected by any proposed redevelopment.
- ii) The significance appraisal will inform the subsequent Heritage Impact Assessment (HIA) which considers the effects of the proposals in heritage terms upon the significance of the physical fabric and settings of the identified heritage assets.
- iii) This in turn allows, in a planning policy context, the extent of “harm” upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following visual impact assessment.

6.2 Methodology

- i) Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.
- ii) The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, "*Statements of Heritage Significance*". Historic England's "*Conservation Principles Policies and Guidance*" 2008 and the revised guidance on "Setting of Heritage Assets" (as reissued in Dec. 2017) have also been acknowledged as part of the following assessment.
- iii) Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest

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

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- iv) The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 6, Appendix B** for full definitions of heritage significance as defined in this present report).

6.3 Significance of Canada House

- i) The building was designed by a known local architectural firm as a packing warehouse and can still be easily understood as being such. The almost complete survival of the original planform, internal fixtures and fittings, decorative scheme and a technologically advanced system for future office flexibility and heating is testament to the building being continually used since its construction in 1909, and which provides an unusually complete example of an Edwardian packing warehouse to survive in Manchester.

ii) Architectural Interest

- iii) The former packing warehouse is by a known local architectural firm, and is regarded as being a significant example of its type, which is recognised by its Grade II Listed status.
- iv) The exterior of the building has changed little since its construction and clearly illustrates the building's original warehouse intention. Although minor alterations have taken place during the early-20th century, such as the addition of replacement loading bay doors, these have not adversely impacted on the understanding of the building's original design.
- v) The building was designed to include several examples of technically advanced systems, including electricity, hydraulic hoists and teagles, and an integrated ventilation system. The clear intention of the building was always for flexible use.
- vi) Some original, and early internal partitioned walls survive which are of high significance, whereas the majority of internal partitions date to subsequent refurbishments and have low or no significance.
- vii) The original hierarchical division between warehouse spaces and offices is still evident in their decoration and plain fixtures and fittings, illustrating the former uses of the rooms including the survival of fitted cutting tables, hoists and loading bays.
- viii) The building retains much of its original planform which remains almost complete.
- ix) The warehouse 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.

x) Historic Interest:

- xi) The building is considered to be an important element in understanding the later phase of packing warehouse development of the centre of Manchester, of which it forms a uniquely preserved part of understanding Manchester's success as a trading city during the Edwardian era.
- xii) The Art Nouveau design of the building and its use of materials are an indicator of this prominent architectural style of warehouse design during the Edwardian period, which emanated the confidence of the trading industry during this period, whilst fully embracing modern design, style and technology.
- xiii) The high survival of the original planform of the building are of high significance, as it clearly shows the original intention of each space.
- xiv) The survival of the two original teagles (hoists) on the side street to the east, although now slightly altered, are of high significance, illustrating the daily functioning of the warehouse.
- xv) The survival of the principal client/owners entrance and staircase and the secondary entrance/staircase for other tenants are of high significance as a key element of the original planform of the building.
- xvi) 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 significance.
- xvii) Due to the period in which the warehouse was constructed, warehouse design and materials were of incredibly high quality and Canada House used blocks of buff terracotta in an Art Nouveau style which are of high significance to the buildings appreciation.
- xviii) The building was consciously designed for the specific purpose of the transport and housing of goods and office accommodation, and this resulted in a unique design, planform and decoration.

6.4 Statement of Significance

- i) The special architectural and historic interest of Canada House is recognised by its Grade II Listed designation.
- ii) The largely unaltered building (planform and decoration/fixtures and fittings) is still easily understood and appreciated to be an Edwardian packing warehouse.

- iii) The significance of the building focuses on the completeness of its planform, the high survival of original fixtures and fittings, and its high-quality design and evidence of its technological advanced systems such as hydraulic hoists and teagles.
- iv) Other technically advanced systems employed include the octagonal cast iron columns found in the office areas which accommodated both an integral heating/ventilation system and the flexibility to subdivide floorplates to create smaller or larger office spaces as required.
- v) The architectural and historic interest that the building yields are primarily related to it being a well preserved and a good example of a late packing warehouse in an area of Manchester which formed part of the Edwardian trading heart of the city.
- vi) Internally, the planform of the building has remained largely unaltered, and the hierarchy of the different parts of the building are still easily understandable; each floor largely retains its original open warehouse space, managerial offices and main/secondary entrances.
- vii) The original glazed central corridors, including original doors and textured glazing are all of high significance.
- viii) The building retains its original glazed tile secondary entrance vestibule and corridor from Chepstow Street South, along with the associated entrance/vestibule doors and decorative terrazzo floor and steps which are all of high significance.

7. CONCLUSIONS

7.1 Overview of significance

- i) This significance appraisal provides a proportionate appraisal of the building in anticipation of the repair and refurbishment works to Canada House as to ensure the buildings significance and special interest as a designated heritage asset and that of the surrounding heritage assets.
- ii) The original 1908 packing warehouse can still be appreciated, with the primary elevations surviving with minimum alterations and the plan form still being legible. The surviving components of the building that contribute to the buildings special interest as a Grade II listed building, demonstrably yield **high heritage significance**. Whilst the original fabric that has been subject to alteration or erosion, are of **medium heritage significance**.
- iii) The 2017 refurbishment and redevelopment of the building undertook a sensitive conservation-led approach to enable the building to become a successful office development. This work utilised high quality materials and many best-practice conservation principles that enable the buildings historic fabric to be celebrated. Although of high quality, these attributes are considered to yield **no heritage significance**.
- iv) Canada House is in close proximity to a number of listed buildings and makes a **positive contribution** to their setting.

REFERENCES

The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

1. Planning (Listed Buildings & Conservation Areas Act 1990.
2. Department of Communities and Local Government (2021). National Planning Policy Framework.
3. Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment
4. Historic England (2019). Understanding Place: Conservation Area Designation, Appraisal and Management.
5. Historic England (2008). Conservation Principles. Policies and Guidance.
6. Historic England (2017). The Setting of heritage assets.
7. Historic England (2016). Making Changes to Heritage Assets. Historic England Advice Note 2.
8. Historic England (2015). Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment.
9. Historic England (2019). Statements of Heritage Significance.
10. Architects of Greater Manchester, 1800-1940. Online Resource.

APPENDICES**Appendix A: Historic England Listing Description, Canada House**

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1208597

Date first listed: 20-Jun-1988

Statutory Address 1: Canada House, 3, Chepstow Street, Manchester, M1 5FW

Location

Statutory Address:

Canada House, 3, Chepstow Street, Manchester, M1 5FW

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

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 83944 97678

Details

This list entry was subject to a Minor Amendment on 11/02/2019

SJ8397NE 698-1/31/51

MANCHESTER CHEPSTOW STREET (south side) No.3, Canada House 20/06/88 GV II Packing warehouse. 1909, by W and G Higginbottom. Cast-iron frame with steel truss roof, the north, south and west sides with cladding of buff glazed terracotta (roof concealed). Trapezoidal plan on island Site. Art Nouveau style.

Five storeys with basement and double attics, a ten bay west facade with slender piers finished as octagonal pinnacles with domed caps, cornice to ground floor, modillioned cornice to third floor, and separate cornices in each bay of fourth floor; segmental-headed ten-light windows at ground floor with transoms arched in the centre lights (forming a wave-like line along the whole), except for small doorway in sixth bay; first, second and third floor windows set in giant segmental-headed arches, with moulded enrichment to the panels between the floors, those at first and second floors mostly coupled cross-window casements but with shallow canted oriels in the second and third, fifth and sixth, eighth

and ninth bays, and those at third floor with glazing matching that at ground floor; three-light windows at fourth floor, sashed with glazing bars in the upper leaves, with cornices and stylised segmental pediments with triple-keystones; two-tier attics, the upper tier set back.

Slightly convex four bay north facade in matching style, but with main entrance in third bay: round-headed arch in neo-Baroque style, with lion-mask keyblock, fine Art Nouveau wrought-iron gates and inner doors; curved left corner, and one-bay return along rear in same style and materials; south end also in matching style. Rear consists of iron frame with octagonal piers and glazed panels, and includes loading doorway with wall-crane. Interior not inspected.

The architects are Walter Higginbottom (1850-1924) and George Harry Higginbottom (1852 -). These are not to be confused with William Herbert Higginbottom (1868–1929), who was born in Leeds but moved to and practised in Arnold, Nottingham.

Listing NGR: SJ8394497678

Legacy

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

Legacy System number: 387999

Legacy System: LBS

Legal

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

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on

Use of this data is subject to Terms and Conditions.

End of official list entry

Appendix B: Definition of Significance Terms used in this Significance Appraisal

Table 6: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular Site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings. where the particular Site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological Sites and landscapes of potential national interest where the fabric and character of the Site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to Sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/Sites where the potential importance interest requires determination</i>	This heritage grading relates to Sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.



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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

<i>significance to any appreciable degree.</i>		buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant 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</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

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

File Name	Drawing Reference	Drawing Title	Supplier	Date
22-090 AXI L00 & B00 Location Plan Rev 3.01	AXI - L00 / B00	SITE LOCATION AND BLOCK PLAN AS EXISTING	AXI	28/03/23
22-090 AXI 003 Existing Third Floor Suite Plan Rev 3.00	AXI - 103	THIRD FLOOR SUITE PLAN AS EXISTING	AXI	11/10/22
22-090 AXI 063 Proposed Third Floor Suite BWIC Plan Rev 3.01	AXI - 063	THIRD FLOOR SUITE BWIC PLAN AS PROPOSED	AXI	11/10/22
22-090 AXI 103 Proposed Third Floor Suite Plan Rev 3.04	AXI - 103	THIRD FLOOR SUITE PLAN AS PROPOSED	AXI	11/10/22
22-090 AXI 113 Proposed Third Floor Suite Partition Plan Rev 3.00	AXI - 113	THIRD FLOOR SUITE PARTITION PLAN AS PROPOSED	AXI	28/03/23
22-090 AXI 500 Proposed Third Floor Suite Lounge Banquette Details Rev 3.01	AXI - 500	BANQUETTE SEATING DETAILS AS PROPOSED	AXI	11/10/22
22-090 AXI 501 Proposed Third Floor Suite Work Pods Details Rev 3.00	AXI - 501	WORK PODS DETAILS AS PROPOSED	AXI	11/10/22
22-090 AXI 502 Proposed Third Floor Suite Booths Details Rev 3.00	AXI - 502	BANQUETTE SEATING DETAILS AS PROPOSED	AXI	13/10/22
22-090 AXI 503 Proposed Third Floor Suite Kitchen Unit Details Rev 3.02	AXI - 503	KITCHEN UNIT DETAILS AS PROPOSED	AXI	14/10/22
22-090 AXI 504 Proposed Third Floor Suite Cotton Tables-Rev 3-00	AXI - 504	BANQUETTE SEATING DETAILS AS PROPOSED	AXI	11/10/22

22-090 AXI 505 Proposed Third Floor Suite Board Room Unit Details Rev 3.00	AXI - 505	BOARD ROOM UNIT DETAILS AS PROPOSED	AXI	24/10/22
22-090 AXI 507 Proposed Third Floor Suite Low Level Wall Details Rev 3.00	AXI - 507	LOW LEVEL WALL DETAILS AS PROPOSED	AXI	24/10/22
22-090 AXI 600 Proposed Third Floor Suite Wall Finishes Plan Rev 3.01	AXI - 600	THIRD FLOOR SUITE WALL FINISHES PLAN AS PROPOSED	AXI	11/10/22
22-090 AXI 601 Proposed Third Floor Suite Floor Finishes Plan Rev 3.01	AXI - 601	THIRD FLOOR SUITE FLOOR FINISHES PLAN AS PROPOSED	AXI	11/10/22
Canada House Level 3 M&E Drawings	L3-E-62-201 L3-E-63-303 L3-M-56-601 L3-M-57-701 L3-M-57-701 L3-M-57-702 L3-P-52-201 L3-P-53-301	Various	Marketaylor Limited	29/03/23
22020(10)200_Canada House_4F Suite_Existing & Demise Plan-A1	22020(10)200	EXISTING & DEMISE PLAN	Jackson Downes	21/03/23
22020(10)201_Canada House_4F Suite_Demolition Plan-A1	22020(10)201	DEMOLITION PLAN	Jackson Downes	21/03/23
22020(20)200_Canada House_4F Suite_General Arrangement Plan-A1_RevA	22020(20)200	GA WITH FURNITURE	Jackson Downes	14/02/23

22020(20)201_Canada House_4F Suite_General Arrangement Plan without Furniture-A1	22020(20)201	GA WITHOUT FURNITURE	Jackson Downes	21/03/23
22020(22)200_Canada House_4F Suite_Partition & Door Types-A1	22020(22)200	PARTITION & DOOR TYPES	Jackson Downes	21/03/23
22020(22)300_Canada House_4F Suite_Partition Typical Details-A1	22020(22)300	PARTITION DETAILS	Jackson Downes	21/03/23
22020(22)301_Canada House_4F Suite_Secondary Glazing-A1_RevA	22020(22)301	SECONDARY GLAZING	Jackson Downes	21/03/23
22020(35)200_Canada House_4F Suite_Reflected Ceiling Plan & Lighting Plan-A1	22020(35)200	RCP & LIGHTING PLAN	Jackson Downes	21/03/23
22020(40)500_Canada House_4F Suite_Finishes Schedule	22020(40)500	FINISHES SCHEDULE	Jackson Downes	21/03/23
22020(42)200_Canada House_4F Suite_Wall Finishes Plan-A1	22020(42)200	WALL FINISHES PLAN	Jackson Downes	21/03/23
22020(43)200_Canada House_4F Suite_Floor Finishes Plan-A1	22020(43)200	FLOOR FINISHES PLAN	Jackson Downes	21/03/23
22020(62)200_Canada House_4F Suite_Small Power & Data-A1	22020(62)200	SMALL POWER & DATA	Jackson Downes	21/03/23
22020(70)200_Canada House_4F Suite_Joinery Location Plan-A1	22020(70)200	JOINERY LOCATION PLAN	Jackson Downes	21/03/23
22020(70)300_Canada House_4F Suite_Podium Joinery Drawing-A1	22020(70)300	PODIUM JOINERY DRAWING	Jackson Downes	21/03/23
22020(70)301_Canada House_4F Suite_AV Wall Joinery Drawing-A1	22020(70)301	AV WALL JOINERY DRAWING	Jackson Downes	21/03/23

22020(70)302_Canada House_4F Suite_Cloaks Cupboard Joinery Drawing-A1	22020(70)302	CLOAKS CUPBOARD JOINERY DRAWING	Jackson Downes	21/03/23
22020(73)300_Canada House_4F Suite_Kitchen Design Intent-A1	22020(73)300	KITCHEN DESIGN INTENT	Jackson Downes	21/03/23
22020(90)300_Canada House_4F Suite_Proposed Internal Elevations-A1	22020(90)300	PROPOSED INTERNAL ELEVATIONS	Jackson Downes	21/03/23
Canada House Level 4 M&E Drawings	L3-E-62-201 L3-E-63-303 L3-M-56-601 L3-M-57-701 L3-M-57-702 L4-P-52-201 L3-P-53-301	Various	Marketaylor Limited	31/03/23