

10 Minshull Street and 11 Bloom Street

ADDITIONAL FEATURES – REV A

PLANNING CONDITIONS RELEASE 11(a), (h), (r), (s)

Planning Permission 119374/FO/2018 – BOTH BUILDINGS

- Prepared by Manchester Design & Build

JANUARY 2022



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1. Introduction

Manchester Design and Build has prepared the following Detail Breakdown report to facilitate the release of the planning condition 11(a), 11(r), 11(s) for Planning Permission 119374/FO/2018 – BOTH BUILDINGS, as per the following:

“11) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of Mindel House (10 Minshull Street) And 11 Bloom Street and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

-d, li dq | dgg lwrqdoihdwxuhvdh glmryhuhg gxuhj wkh wuls rxw/dq dssurdfk p xweh
 djuhhg z lk wkh ofdosolqqhjj dxwkrul h z ulhjj 1
 -k, Ghwdlhg vshf liffdwlrq 2p hwrgrgrj | iruhwhqwrq ridoh {lwjj fruglfhv/z khuh wklv
 qrwsrweh dq dssurdfk p xweh djuhhg z lk wkh ofdosolqqhjj dxwkrul h z ulhjj 1
 -u, Vshf liffdwlrq 2p hwrgrgrj | iruz runvwr uhsdlzhwruhzhixue lk h {lwjj 2 ruhj hdo
 -v, Z khuh solqvghqwli | hdxwuhvw eh uhp ryhg/sodvh fduili | z khuh wkhvh frxg eh xvng
 hohz khuhō

1.1 Scope and Purpose of Report

This report has been prepared to facilitate the release of the above condition and is intended to provide a high-level breakdown of items of heritage value found during soft stripping works, methodology for works to repair/ restore/ refurbish existing/ original historic built fabric and features including fixtures and fittings as well as a proposal of where these elements will be located in the scheme or if they cannot, the justification for why.

1.2 Reasoning & Reader Notes

It should be noted that MDB has had experience in delivering buildings that enjoy the same status as this project and where possible it is to the benefit of the company to re-use existing materials, structure and arrangements on site. The introduction of new materials, structural support and new arrangements usually results in grater time, costs and difficulties, however this is at times unavoidable when bringing existing buildings to an acceptable regulatory and living standard.

It is understood that the main objective of the heritage lead approach here is to retain as much of the existing historic fabric from the buildings as possible. This is to be done whilst still conforming to Building Regulations requirements in an appropriate thought-out method of application, prioritising the safety of occupants. Along with this approach it is still of the utmost importance that the environment proposed for the occupants is fit for purpose and attains the level of comfort experienced in newer builds.

On Tuesday 26th October a meeting with Manchester City Council's Case and Conservation Officers were held on site. During this meeting pre-existing features were highlighted on site and discussed (**APPENDIX A**). For this reason, it was confirmed that an evidence based report outlining reasoned proposals for the retention and method for, would be submitted to the LA for approval.

1.3 Executive Summary

There are many elements contained in this report, so this summary serves to inform the reader of a high-level conclusion for each item, the reader will be required to read the report as a whole for any further detail.

1. **Skirting** – Retained and relocated in conjunction with new floor build-up.
2. **Cornicing** – Retained and protected.
3. **Timber Panelling** – Non original items removed.
4. **Timber Partitions** – Retained in place or removed from building.
5. **Timber basement floor** – Removed from site.
6. **Safe Door** – Refurbished, retained in place or re-located in close vicinity to original location with plaque.
7. **Hoist Doors** – Retained, refurbished and relocated in close vicinity to original location with plaque.
8. **Lift Doors** – Retained, refurbished and relocated in close vicinity to original location with plaque.
9. **External Gates** – Retained, refurbished, repositioned or removed from site.
10. **Fire Alarm Bell, Valves, Gauge and Sprinkler System** – Sprinkler pipes to be removed, Valves, gauges and alarm bell to be retained in-place and refurbished.
11. **Radiators** – Retained, refurbished and re-positioned in close vicinity to original locations.
12. **Fireplaces** – Retained, refurbished and left in original position on display.

2. Skirting

2.1 Current Status

Historic skirting boards have been found in various locations, their existence and retention have both been highlighted in **(Appendix K)**. Their general condition is suitable for retention.

2.2 Proposed Solution Review

As can be seen from the **(Appendix K)** proposed drawing package, where possible skirtings are carefully removed from their existing locations in conjunction with the new internal floor build-up. As per the Technical Note **(Appendix B)** a strategy has been developed for their removal and relocation. Details have also been included in this section reflecting the indicative arrangement.

3. Cornicing

3.1 Current Status

Historic cornicing has been found in limited locations, their existence and retention have both been highlighted in the drawing package (**Appendix K**). Though not of high quality in appearance or condition, the elements speak to the former office use, meaning retention of the elements would be valued. The issue arising from this is that the locations of the cornicing do not coincide with the approved layouts in a way that would retain their exposure. The condition of the cornicing is highlighted in the plaster conditions report (**Appendix C**).

3.2 Proposed Solution Review

As can be seen from the (**Appendix K**) proposed drawing package, the proposal seeks to retain the cornicing in place whilst protecting them for fire rating purposes. Approved party walls currently clash with existing cornicing, whilst exposure would be preferable it would require intrusive and irreversible works to the existing elements to retain necessary fire separation between apartments or communal areas. To negate removal and potential disruption to their condition the scheme seeks to protect and encase these features in place (**Appendix C**) for future use.

4. Timber Panelling

4.1 Current Status

During soft strip out of both buildings, early-mid 20th century tongue and grooved timber panel decoration was found in various locations as indicated in the **(Appendix D)**. All of the timber panelling is contained within the Mindel House building and locations include; the existing lift shaft in close vicinity to the main timber stair as well as the NW corner of 1st and 3rd floors.

NW Mindel House: The panelling in some locations reaches the current window sill height, terminated with a timber dado type sill, integrated into sills at window locations. The panelling is paint finished and nailed back to timber battens which are fixed to the masonry wall. The panelling in this location is in severe disrepair and unsalvageable as seen in the **(Appendix D)**.

Lift Shaft: Timber panelling in this location spans from floor to ceiling level, at ground to 4th floor levels. These panels are supported by a timber frame construction and they are finished with a clear varnish or paint, interchanging between floors. There is some damage in this location to the panels they are fixed to a framing system with clean panel joints. The installation of the panelling is crudely done around existing features.

4.2 Proposed Solution Review

As can be seen from the **(Appendix D)** the heritage report concludes that the timber panelling is of low heritage value as it is not an original feature of the building, instead a later and low quality addition and installation.

NW Mindel House: For the reasons above the proposal seeks to remove the panelling from site, exposing the existing perimeter walls to their full length.

Lift Shaft: Again for similar reasons and the fact that the lift is a much later addition that is not being retained the panelling in this location is proposed to be removed from site to make way for the new layout incorporating a compliant lift in the area. **(Appendix K)**

This approach is in line with the findings of the heritage report also.

5. Timber Panel Walls

5.1 Current Status

During soft strip out of both buildings, early-mid 20th century tongue and grooved timber panel wall partitions were found in various locations as indicated in the **(Appendix D)**. The majority of the timber partitions are contained within the Mindel House building as indicated in the existing drawing package **(Appendix K)**. All elements are outlined below:

1st Floor: At the left of the main stair well is what looks to be a former office partition with mid to high level glazing contained within. Painted white of no real aesthetic quality the partition forms a segregation between a bed and wardrobe space to a bedroom in the proposed approved scheme.

2nd Floor: This floor houses the majority of the timber partitions, with the majority towards the left side of the main stairwell, these partitions contain mid and high level textured translucent glazing, with multiple panes being broken and in need of removal for safety. The partitions are paint finished in multiple different colours with multiple panels broken out, presumably for former services. Contained within one of the partitions is a timber door with a broken top painted glazed panel. There are instances of MDF board within the wall construction also. They all crudely abut either existing walls or iron columns. These walls are considered to be of low value due to state of disrepair, former interventions, safety and aesthetics.

3rd Floor: Towards the right of the stair at the alleyway a layout of timber partitions forms a lobby and what looks to be a former W.C. area. As discussed in other submissions for release of conditions, this area is in a serious state of disrepair with severe water ingress, mortar damage and structural stability issues of the main external wall, this in turn has degraded the majority of the frame of the partition as well as some of the timber panelling finish. The partitions are part glazed in areas with doors also included, panels are painted with different colour paints or left bare and the materials are generally considered to be of low value due to state of disrepair, former interventions, safety and aesthetics.

5.1 Proposed Solution Review

1st Floor: Because of its satisfactory condition, this partition has been retained and will be included in the originally approved scheme. The glazing will require removal with new BS standard safety glazing. This will be done by a competent joiner/ glazing specialist as the work is not particularly difficult, only requiring the removal of the existing timber beading to remove the existing glass, ready for reglazing and beading. The existing painted surface will be sanded down, primed and re-painted white to match the existing aesthetics.

2nd Floor: Given their state of disrepair, quality of construction, appearance, recent materials and former interventions these walls are proposed to be removed as they are of low value, with their dating proving to be very recent. The position of these walls are not in line with the proposed approved layouts or the relevant building regulations standards. For this reason, the proposal seeks to remove these partitions from the site in order that the approved layouts are not limited by these unoriginal elements.

3rd Floor: Given their state of disrepair, quality of construction, appearance, recent materials and former interventions these walls are proposed to be removed as they are of low value, with their dating proving to be very recent. The position of these walls are not in line with the proposed approved layouts or the relevant building regulations standards. For this reason, the proposal seeks to remove these partitions from the site in order that the approved layouts are not limited by these unoriginal elements.

This approach is in line with the findings of the heritage report also.

6. Timber Basement Floor

6.1 Current Status

As discussed at the on site meeting with MCC (**Appendix A**) a timber floor to the basement of both the Bloom and Mindel buildings was uncovered during a soft strip. This has been further discussed in the report created to facilitate the release of condition **4d/11e (CDN/22/0227 & 0226 & 0229)** which MCC have already been in receipt of. Because of this the following only serves to highlight that information pertaining to this timber floor should be sought from the previously submitted report.

7. Safe Door

7.1 Current Status

BS 1st Floor Safe Door: This safe door is located on the first floor of the Bloom Building towards the car park fronting facade. The approved planning drawings have included this door within the layout, proposing to utilise the enclosed space as part of the kitchen area as well as a dining table with storage space towards its rear, with the permanent pinning back of the door. Following further detailed design development it has become clear that this proposal is unable to accommodate the current design due to various limitations.

Due to acoustic requirements the scheme requires the overlaying of the existing floor with a new acoustic floor build-up to stop sound transmission between apartments vertically and horizontally. This results in any existing floor levels being increased, presenting a discrepancy between the position of the retained elements from their existing floor level to the new. This discrepancy manifests itself in limiting the head height of the door at 1600mm from proposed FFL to the existing door head, making this an unusable opening for the current kitchen arrangement. Without a new proposal the space is currently unusable through the existing safe. The effective removal of this causes a substantial decrease in the habitable space of the apartment.

MH LG Floor Safe Door: As per the approved planning drawings this door is proposed to be relocated once refurbished in close vicinity to its original position.

7.2 Proposed Solution Review

BS 1st Floor Safe Door: As mentioned above with the inclusion of a new floor build up the head height of the existing safe door is restricted in allowing a safe place to transit throughout the approved kitchen layout. For this reason a new proposal is submitted and sought to be approved **(Appendix F & K)**.

Layout options have been explored however with the little space and natural daylight available along with service stacking restrictions, the options are limited and make for an unworkable solution.

The latest layout amends the proposal to place the kitchen on the car park facing wall, retaining the safe door in place and fixing it shut. In order to make this space accessible, a section of masonry wall requires removal to form a suitable opening that will increase the useable area in the apartment and provide natural daylight to spaces that were lit artificially previously. The circulation in the apartment of the living space is vastly improved and the kitchen units increased dramatically for the occupant whilst retaining the main historic elements.

Keeping the safe door in place as opposed to relocating it elsewhere in the building endeavours to retain the heritage of the element with as little intervention to it as possible. Although some of the brickwork to the area will be removed this is seen as justified in order to effectively use the space and retain the key element of historic value in place. The Safe door will be

MH LG Floor Safe Door: As per the approved planning drawings this door is proposed to be relocated once refurbished in close vicinity to its original position. After the masonry wall works have been carried out, the safe door will be fixed back to it in a non-intrusive way that does not interfere or enhances the aesthetic value of the element. A brass plaque will be provided to advise of the relocation of this feature. **(Appendix F & K)**.

8. Lift Shutters

8.1 Current Status

Both buildings have former lift shafts facing the shared alleyway area, in the Bloom Building these house former concertina painted metal doors with security scissor shutters behind, which are located on ground to 4th floors in BS and all floors to MH. The doors are in need of maintenance work due to their current state of disrepair. The approved planning drawings show these doors as being retained in place, fixed in the open position.

8.2 Proposed Solution Review

The lift doors will be removed and taken by a specialist, for the mechanism to be adjusted and fixed as necessary to operate **(Appendix F)**. The paint will be stripped and the door re-painted black and re-installed in the same location, retaining its original positioning whilst improving its aesthetic quality and extending its life span. At Lower and Upper Ground floors of MH only the doors are repositioned to a wall adjacent to their original location. A brass plaque will be provided to advise of the relocation of this feature. **(Appendix K)**

9. Sliding & Hinged Hoist Doors

9.1 Current Status

The Mindel House buildings retains an original large metal sheet panelled sliding hoist door along with a rear side hung set of double doors. These are located in the central masonry shaft spanning all levels of the building. They are painted and show a company marking and shield to the sliding side. They are of low aesthetic value, however their historical value in dating the building is of some value. **(Appendix F)**

9.2 Proposed Solution Review

This area is proposed to be used as a service riser for the building as per the approved planning drawings. The neither the shutter or door is practical from a user or regulatory point of view, considering a riser such as this should be of 120 minutes fire resistant structure, requiring the door to be at least half the rating of this at 60 minutes.

Sliding Door Panels: The solution is then to propose the relocation of the sliding door panels, with an appropriate solution being the exposed masonry wall to the same shaft, facing the common corridor. This will enable all the occupants and visitors of the building to enjoy this historic element in a way that still speaks to its original position and use. After the masonry wall works have been carried out the sliding door panels will be fixed back to it in a non-intrusive way that does not interfere with the aesthetic value of the element. A brass plaque will be provided to advise of the relocation of this feature. **(Appendix K)**

Hinged Doors: These will be refurbished in place where possible and left in place on view. A fire rated wall will be installed behind the doors to the riser side to provide the necessary rating for use, requiring fixings into the masonry only. **(Appendix K)**.

10. External Gates

10.1 Current Status

Richmond St. Alleyway Gate: This gate is a modern security addition to the external building, painted black with square steel mesh weld, infills and plywood panels at low level, supported by steel rectangular hollow section framing. The gate is of no aesthetic or historical value at all, in a state of disrepair and it is purely serving as a function for security.

Richmond St. Hovel Gate: This is a painted, metal, palisade style double door gate fixed on to the internal face of the external masonry wall. It is evident that the gate has been previously amended as there are multiple pickets that have been vandalised at low level and then subsequently re-welded with new pickets. Generally the gate is in a state of disrepair with rusting, poor re-welding, flaked paint and deflections due to attempted vandalism. The value aesthetically is low with the historic value being its highest quality. The function of the gate is compromised by its current state also.

Bloom St. Alleyway Gate: This is a wrought iron Corfe style bi-fold gate with arrow top railheads at high and low level with an additional series of rails at low level. A roller wheel enables the gate to swing open with the track still present. The gate is able to fully open however the whole unit is in serious disrepair and hazard to operate in its present format. The gate is painted black, rusted in areas causing flaking of this paint, the majority of the rail heads are missing and the central post is deflected likely due to vandalism. The gate is not currently serving its security function for the site.

10.2 Proposed Solution Review

Richmond St. Alleyway Gate: Given its current state the proposal seeks to remove this gate from the scheme in place of a black metal imitation gate, matching the Bloom Street Alleyway Gate. This serves as a heritage lead approach to imitate what more than likely was previously present in this position. A double gated swing door will be installed as this will be the main route for waste management and refuse access.

Richmond St. Hovel Gate: It is proposed for this gate to be retained and refurbished but the position modified to be fixed between the reveals. Along with this the specifications for the refurbishment specialist will be followed (**appendix**) enabling the gate to be restored to its former original state. The gate will open outwards in order that the sub-station doors can be opened in line with the ENWL requirements and regulations, the size requirements for the sub-station is also the reason for them being located between the reveals.

If this repositioning is unsatisfactory it would be reasonable to refurbish this gate and reposition it in the Richmond St. Alleyway gate location in place of the above proposal. This would then leave the proposed sub-station door on display.

Bloom St. Alleyway Gate: It is proposed for this gate to be retained and refurbished but the position modified to be fixed open against the Blooms Street Alleyway wall. Along with this, the specifications of the refurbishment specialist will be followed (**appendix**) in order that the gate will be refurbished to prevent further aging and disrepair. Unfortunately repurposing this element as a security element to a main access point of the building is hazardous because of its mechanism due to potential for risk of hand trapping and force required in line with building regulations. An imitation style gate (**Appendix G**) will be located in place of the existing to act as vehicular, pedestrian and cycle access to both buildings.

11. Fire Alarm Bell, Valves, Gauge and Sprinkler System

11.1 Current Status

The following serves as a supplement to the specialist's report. The specialist's report should override the following information in the first instance.

In Mindel House an integrated Fire Alarm and sprinkler system is installed by Mather and Platt Manchester. Although it is in disuse the system is charged. To varying degrees the sprinkler system is present on all levels of the building. The inlet point is at basement level near the main entrance facing Minshull Street with the gauge and test head at ground level situated directly above. At first floor level the sprinkler activated alarm system is again installed directly above the other main features of the system.

Internal & External Rotary Alarm Gongs: As stated above this feature is located at first floor level facing Minshull Street, both externally and internally. From comments of a specialists the alarm was formally activated by the actual functioning of the sprinkler system. Externally the bell is missing its knocking mechanism used to create the sound. Internally the valves connecting to the alarm system are intact and connected to the sprinkler pipes, they have both been painted over with the original colour hidden.

Valves: The Valves and majority of the maintenance parts are housed in the basement located directly below the alarm bell. This is currently on view following removal of the more recent basement masonry walls, the parts are in fair condition and remain unpainted from their original installation.

Gauge: Located on the ground floor behind a timber boxing out, all parts of the system seem to still be in a fair condition aesthetically, again like the valves the gauge and parts surrounding it are unpainted from the original installation.

Sprinkler Pipes: Located on multiple floors to varying degrees the majority of the system is painted in black with some of the main larger diameter vertical pipes remaining red. As per the sprinkler specialists comments **(appendix)** the system is of low quality, all sprinkler heads have been replaced from the original installation with more recent heads. The fixing of the system is degraded from former refurbishment work, with many fixing points missing and alternative questionable solutions supporting the existing arrangement. Additional alterations have also been preformed.

11.2 Proposed Solution Review

Following a review of the existing system with a sprinkler system specialists **(Appendix E)** substantial maintenance works are required to refurbish the system to be safe in its current arrangement as a historic exposed aesthetic element, maintained within the building. Solutions to each of the elements are highlighted in the below proposals.

Internal & External Rotary Alarm Gongs: Externally the alarm will be carefully removed in order that maintenance works on the façade can take place effectively, whilst removed the system will be stripped and

repainted. A reasonable effort will be made to replace the missing parts for reinstallation of aesthetic purposes only. Internally the rotary gongs will be repainted to match the original colour.

Valves: After the system has been shut off, discharged and drained the valve system will be cleaned up generally and repainted to match the original colour where necessary for retention on view in the corresponding apartment bedroom.

Gauge: Much like the Valve system this set of parts are in good condition aesthetically so they will be cleaned and left in place.

Sprinkler Pipes: As highlighted in the specialist report these are unable to be retained because of various H&S issues.

12. Radiators

12.1 Current Status

There are various radiators in the Mindel House building as scheduled (**Appendix J**). Whilst their aesthetic value varies, all of the radiators are historic and early additions to the buildings, worthy of being retained. Colours vary as a number have been re-painted. Pipework is also present in locations, the majority are free standing with others being wall mounted. Types also vary from panels to column types.

12.2 Proposed Solution Review

The proposal simply seeks to retain these radiators for aesthetic purposes only. They will be carefully disconnected from the existing pipework, re-painted white and repositioned under existing windows in close vicinity to their original location, this is indicated in the drawing package (**Appendix K**). Whilst the pipework will be disconnected, 500mm on each side will be retained and redirected to terminate at the new floor build up.

13. Fireplaces

13.1 Current Status

Whilst there are a number of chimney breasts in the building there is presently only one surviving fireplace on view. The other that may be revealed is presently hidden by brickwork which is to be uncovered once builders work is carried out on site. The existing fireplace on view is cast iron in material and in a state of serious disrepair with rust and failed paint obvious (**Appendix H**).

13.2 Proposed Solution Review

In the event a further fireplace is found both will be removed from the building for extensive refurbishment works to take place by a specialist blacksmith and metalworker (**Appendix F**). Upon completion the fireplaces will be placed back in the original location with the chimney throat neatly closed off enabling the occupants to enjoy the feature aesthetically.

14. Appendix

This document is to be read in conjunction with all other reports, schedules and drawings.

A - Note of Meeting (26.10.2021)

B –Skirting Board Detail

C – Cornicing Encapsulation Details and conditions report

D – Review of Timber Panelling 10.02.2022 [updated 05.04.2022]

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