HOLLIS

Heritage defect repair specification and methodology

# 1-3 Back Turner Street, Manchester M4 1FR

Prepared for: Artal

Prepared by: James Clark BSc (Hons) MRICS
Liam Piercy BSc (Hons)

Date: 13 May 2021

Reference: 91420/38/JPC/LAP

Hollis, The Lexicon, 10-12 Mount Street, Manchester M2 5NT
T +44 161 832 7031 **hollisglobal.com**

Regulated by RICS

Malcolm Hollis LLP, a Limited Liability Partnership. Registered in England and Wales number OC314362.
Registered office: Battersea Studios, 80-82 Silverthorne Road, London SW8 3HE.
VAT number 863 8914 80. A list of members is available from our registered office. Regulated by RICS.

HOLLIS

# Contents


| | | |
|---|---|---|
| 1. | Introduction | 3 |
| **1.1** | **Background** | 3 |
| **1.2** | **Survey details** | 3 |
| **1.3** | **Summary** | 3 |
| **1.4** | **Further information/consultant comments** | 5 |

| **Appendices** |
|---|
| Appendix A Repair methodology |
| Appendix B Photographs |
| Appendix C KM Heritage - Heritage Assessment |
| Appendix D Structural engineer proposal drawings |
| Appendix E Hollis Drawings – Defect analysis |

# 1. Introduction

## 1.1 Background

1.1.1 Instructions were confirmed by Alex Farmer of Artal on 07 September 2020 to inspect and report on the condition of 1-3 Back Turner Street, Manchester.

1.1.2 The premises are not listed within its own entity, however, is located within the Smithfield Conservation Area. The building comprises four storeys (plus attic) and appears to have been constructed in the early 1900's forming a warehouse. The building is four bays in length, predominantly brick in a simplified Edwardian Baroque style, using glazed buff terracotta detailing to pilasters, capitals and cartouches, along with the entire ground floor plinth level.

1.1.3 The building is rectangular in plan, on a corner of Back Turner Street, in close proximity Shudehill Interchange and Manchester Arndale Centre.

1.1.4 This report relates to the specification of materials and methodology, to support a discharge of conditions pursuant to the relevant, relatable planning applications in coincidence with a wider development.

## 1.2 Survey details

1.2.1 The site inspections were carried out by James Clark BSc (Hons) MRICS and Liam Piercy BSc (Hons) on:

- Tuesday 15 September 2020.
- Monday 28 September 2020.
- Tuesday 15 December 2020.

1.2.2 The weather conditions at the time were:

1.2.3 Clear and sunny (15 September 2020), overcast and dry (28 September 2020) and overcast and wet (15 December 2020).

1.2.4 The survey comprised a visual inspection from vantage points at ground level of all external areas to the front, left side and rear elevations from vantage points at ground level. Internally, limited access was provided to inspect.

1.2.5 The roofs were not inspected during the inspection, and all survey data was afforded from ground level in absence of a mobile elevated platform.

## 1.3 Summary

**External condition**

1.3.1 The external fabric of the building is generally in fair condition. There are defects to the brickwork, pointing, glazed buff terracotta and copings, which require short term repairs to prevent further deterioration and to improve the aesthetics of the building.

1.3.2 The tables below identify the location, element, description of defect and proposed remedial works.

**Internal condition**

1.3.3 The internal fabric of the building is generally in very poor condition. There are various points of water ingress leading to damage of ceilings, floors, walls and internal joinery and stud partition walls are impact damaged throughout. The majority of the timber windows are either missing or dislodged, falling inwards to the building to both front and rear elevations.

1.3.4 Repairs to the internals areas are not included within this report.

**Windows**

1.3.5 The windows to the premises generally comprise of timber framed single glazed windows. The windows do not appear to be the original widows and have been replaced circa 30 years ago. The condition of the timber windows ranges from fair to poor, with several cracked/missing single glazing panes noted throughout and numerous missing window frames. The retrofit modern single glazed timber windows do not follow the historic pattern, and we believe they do not contribute to the historic interest of the building and we believe that wholesale replacement would be more beneficial to improve the aesthetics, thermal efficiency, whilst more importantly, restoring the historic interest of the premises.

1.3.6 Following further inspection of the ground floor windows (windows 5, 6 & 7) with temporary lighting, we noted the ground floor arched windows to be in fair condition, and determined that they are a modern retrofitted timber frame window, with a single glazed glazing pane dating circa 2000. We noted an upper fan light section, which appeared to be original to the building which had been overpainted using modern materials. The window was inoperable and painted shut, with missing ironmongery and furniture.

1.3.7 Following further investigation of the basement windows (windows 1, 2 & 3), we noted the frames were in fair condition commensurate their age, however, have been previously heavily overpainted, and we could not determine the age or originality of the windows. We noted the glazing has previously been replaced with modern Georgian wire glazing panes, which were in poor condition and impact damaged throughout. We could not obtain a view of window 1 as it was concealed by wall panelling, however, all surveyed windows to the basement were sequential and consistent in style and condition.

1.3.8 We recommend that the existing non-historic windows are replaced with a modern alternative, whilst remaining sympathetic and the design in keeping with the local adjacent buildings. The architect is to submit proposals, in-line with planning condition D, including sectional plans for Conservation Officer/Local Authority approval at the early stages of the development.

**Stone lintels**

1.3.9 To the rear elevation, there is minor stone decay to isolated lintels caused by general weathering which is normal based on the age and location of the elements. We do not deem any intervention or repairs to these areas at this time due to the decay only being in the early stages. Should any aesthetic repair be required, we can provide an appropriate, sensitive and reversible repair method.

**External doors**

1.3.10 The external doors are generally in poor condition. The retrofitted external roller shutters to both entrances are severally corroded and will require replacement in the short term.

1.3.11 Low-light levels made it difficult to assess the condition of the internal entrance doors, and access was not afforded during our second site visit. We will update our schedule when power can be enabled on-site recording the condition and schedule any itemised repairs.

1.3.12 The tables below identify the location, element, description of defect and proposed remedial works.

**1.4 <u>Further information/consultant comments</u>**

**Structural engineer**

1.4.1 Localised investigation works have been undertaken internally to the façade piers to assess the condition of the steel frame. It was found in two piers steel columns are embedded and tightly packed into the façade masonry – a typical detail in buildings of this era which often leads to regent street disease when the façade corrodes.
As the location of these steels corelate to the cracking patterns on the terracotta externally, further investigation works externally are required to ascertain the condition of the external flanges of these two columns; it is likely that these are in poor condition and will continue to corrode and crack the terracotta. Unfortunately given that the steels are tightly packed into the façade the front flanges to these columns cannot be exposed or accessed internally, as such these investigations require careful removal and reinstatement of the existing terracotta.

1.4.2 Given recent experience on previous jobs and based on internal investigations, we anticipate blast cleaning and paint protecting of the embedded steel columns may be required to prevent further damage to the terracotta piers. If left unprotected we are likely to face an ongoing maintenance issue with further cracking, however at this stage this is speculative, and the extent of works required can be confirmed following localised external investigations.

1.4.3 All other structural engineering works are outlined in Appendix D.

**Planning consultant**

1.4.4 As is outlined in the Heritage Assessment prepared by KM Heritage, 1 & 3 Back Turner Street forms a former five-storey boot and shoe warehouse/manufacturers constructed in the early 1920s as an extension to the adjoining J. & E. Smith boot and shoe manufacturers at No. 5 Back Turner Street. The building is four bays in length and is in a simplified Edwardian Baroque style, using glazed buff terracotta detailing, such as pilasters, capitals and cartouches, along with the entire ground floor plinth level. The building extends through to form a rear elevation on Back Thomas Street, where the quality of materials and design was kept to a very basic level.

1.4.5 1-3 Back Turner Street retains some architectural integrity, which reflects the typical warehouse architecture of the early part of the 20th century through its materials, detailing and design. However, the building retains none of its original sash windows or doors and was extensively refurbished during the c.1990s.

1.4.6 The replacement of the non-historic windows with sympathetic modern alternative, in keeping with the local adjacent buildings would therefore be appropriate in this instance.

**Architect**

1.4.7 As outlined within the comments from the planning consultant, the existing windows are non-historic and are generally in disrepair throughout. The proposals detailed below have been selected by the design team as a sympathetic, functional modern alternative, whilst remaining minimal in appearance thus not detracting from the historic significance of the wider building.

1.4.8 All proposals are to be read in conjunction with drawing(s), as provided by Hollis and located within Appendix E:

- Elevation – Back Turner Street.
- Elevation – Soap Street.

1.4.9 We propose to infill the basement windows (windows 1, 2 & 3) using matching bricks, in a header course brick bond arrangement to match the front elevation. The introduction of the brick infill, including pointing, will be undertaken in line with the Heritage Surveyors recommendation, as documented in Appendix A – A6 & A7.

1.4.10 We propose to remove the existing arched windows (windows 5, 6 & 7) and replace with a structural glazed curtain wall, with a polyester powder coated aluminium frame (sympathetic colour TBC and approved) and double glazed units. Window proposals, detail drawings and colours can be submitted to the Conservation officer for approval if required.

1.4.11 We propose to remove the retrofitted modern door (door 4) and replace with a structural glazed curtain wall, with a polyester powder coated aluminium frame (sympathetic colour TBC and approved) and double glazed units. Door and glazing proposals, detail drawings and colours can be submitted to the Conservation officer for approval if required.

**Limitations**

1.4.12 In addition to the published limitations we were restricted during our inspection in the following ways:

- The inspection of the elevations was from vantage points at ground level.
- There were various windows at ground floor level that were boarded over.
- We have not carried out a full inspection of the fire escape staircase to the rear, and observations were made from ground level only. Once the structural engineer has assessed the structural capability, we will inspect and amend our schedule accordingly.
- We have not carried out any intrusive surveys.
- We have not tested or commissioned any further reports on the rainwater goods or below ground drainage.
- Our inspection of the internal areas was focussed on recording the condition of internal elements of the window frames and doors. All other elements were excluded due to the significant refurbishment programme scheduled.
- Lighting levels to the internal areas, particularly the ground floor are poor and impeded visibility of internal doors and windows.
- The inspection of window 1 and 5 were concealed by a previous fit out and limited observations were made.

# External

## Windows and external doors

| Item | Location | Element | Number (from left side to right) | Condition/proposed repair method |
|---|---|---|---|---|
| 1. | Back Turner Street Elevation | Windows – Basement | 1 | Unknown – Window was boarded at the time of our inspection. |
| 2. | Back Turner Street Elevation | Windows – Basement | 2 | Poor condition – overpainted and several impact damaged glazing panes. |
| 3. | Back Turner Street Elevation | Windows – Basement | 3 | Poor condition – overpainted and several impact damaged glazing panes. |
| 4. | Back Turner Street Elevation | External door – Ground floor | 4 | Unknown – Roller shutter was down at the time of our inspection. |
| 5. | Back Turner Street Elevation | Windows – Ground floor | 5 | Fair condition – no repair necessary. |
| 6. | Back Turner Street Elevation | Windows – Ground floor | 6 | Poor condition – impact damaged glazing throughout. |
| 7. | Back Turner Street Elevation | Windows – Ground floor | 7 | Fair condition – Cracked glazing to 1 no. glazing pane. |
| 8. | Back Turner Street Elevation | External door – Ground floor | 8 | Unknown – No access at the time of our inspection. When access is afforded, we will amend our schedule accordingly. |
| 9. | Back Turner Street Elevation | Windows – First floor | 9 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 10. | Back Turner Street Elevation | Windows – First floor | 10 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |

| Item | Location | Element | Number (from left side to right) | Condition/proposed repair method |
|---|---|---|---|---|
| 11. | Back Turner Street Elevation | Windows – First floor | 11 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 12. | Back Turner Street Elevation | Windows – First floor | 12 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 13. | Back Turner Street Elevation | Windows – First floor | 13 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 14. | Back Turner Street Elevation | Windows – First floor | 14 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 15. | Back Turner Street Elevation | Windows – First floor | 15 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 16. | Back Turner Street Elevation | Windows – First floor | 16 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 17. | Back Turner Street Elevation | Windows – Second floor | 17 | The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1' |
| 18. | Back Turner Street Elevation | Windows – Second floor | 18 | The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1' |
| 19. | Back Turner Street Elevation | Windows – Second floor | 19 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |

| Item | Location | Element | Number (from left side to right) | Condition/proposed repair method |
|---|---|---|---|---|
| 20. | Back Turner Street Elevation | Windows – Second floor | 20 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 21. | Back Turner Street Elevation | Windows – Second floor | 21 | Poor condition, with poor decoration and early signs of timber decay. 1 no. missing glazing pane. See Appendix A = 'A1' |
| 22. | Back Turner Street Elevation | Windows – Second floor | 22 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 23. | Back Turner Street Elevation | Windows – Second floor | 23 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 24. | Back Turner Street Elevation | Windows – Second floor | 24 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 25. | Back Turner Street Elevation | Windows – Third floor | 25 | The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1' |
| 26. | Back Turner Street Elevation | Windows – Third floor | 26 | The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1' |
| 27. | Back Turner Street Elevation | Windows – Third floor | 27 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 28. | Back Turner Street Elevation | Windows – Third floor | 28 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |

| Item | Location | Element | Number (from left side to right) | Condition/proposed repair method |
|---|---|---|---|---|
| 29. | Back Turner Street Elevation | Windows – Third floor | 29 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 30. | Back Turner Street Elevation | Windows – Third floor | 30 | Poorly decorated and early signs of timber decay. See Appendix A = 'A1' |
| 31. | Back Turner Street Elevation | Windows – Third floor | 31 | Poor condition, with poor decoration and early signs of timber decay. 1 no. missing glazing pane. See Appendix A = 'A1' |
| 32. | Back Turner Street Elevation | Windows – Third floor | 32 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 33. | Back Turner Street Elevation | Windows – Fourth floor | 33 | The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1' |
| 34. | Back Turner Street Elevation | Windows – Fourth floor | 34 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 35. | Back Turner Street Elevation | Windows – Fourth floor | 35 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 36. | Back Turner Street Elevation | Windows – Fourth floor | 36 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 37. | Back Turner Street Elevation | Windows – Fourth floor | 37 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |

| Item | Location | Element | Number (from left side to right) | Condition/proposed repair method |
|---|---|---|---|---|
| 38. | Back Turner Street Elevation | Windows – Fourth floor | 38 | The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1' |
| 39. | Back Turner Street Elevation | Windows – Fourth floor | 39 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 40. | Back Turner Street Elevation | Windows – Fourth floor | 40 | Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1' |
| 41. | Soap Street Elevation | External Door – Ground floor | 41 | Unknown – Door was boarded at the time of our inspection. |
| 42. | Soap Street Elevation | External service door – Ground floor | 42 | Unknown – Door was boarded at the time of our inspection. |
| 43. | Soap Street Elevation | External Door/window – Ground Floor | 43 | Unknown –Door was boarded at the time of our inspection. |
| 44. | Soap Street Elevation | External Door – First Floor | 44 | Unknown – Access was restricted. When access is afforded, we will update our schedule accordingly. |
| 45. | Soap Street Elevation | Windows – First floor | 45 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |

| Item | Location | Element | Number (from left side to right) | Condition/proposed repair method |
|---|---|---|---|---|
| 46. | Soap Street Elevation | Windows – First floor | 46 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. There is 2 no. cracked and missing glazing panes and rotten timber boarding covering another pane. See Appendix A = 'A1' |
| 47. | Soap Street Elevation | Windows – First floor | 47 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |
| 48. | Soap Street Elevation | Windows – First floor | 48 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. The lower sections of the glazing has been boarded up in an attempt to prevent water ingress. See Appendix A = 'A1' |
| 49. | Soap Street Elevation | Windows – First floor | 49 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. There is 1 no. cracked window pane. See Appendix A = 'A1' |
| 50. | Soap Street Elevation | External Door – Second Floor | 50 | Unknown – Access was restricted. When access is afforded, we will update our schedule accordingly. |

| Item | Location | Element | Number (from left side to right) | Condition/proposed repair method |
|---|---|---|---|---|
| 51. | Soap Street Elevation | Windows – Second floor | 51 | The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1' |
| 52. | Soap Street Elevation | Windows – Second floor | 52 | The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1' |
| 53. | Soap Street Elevation | Windows – Second floor | 53 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |
| 54. | Soap Street Elevation | Windows – Second floor | 54 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |
| 55. | Soap Street Elevation | Windows – Second floor | 55 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |
| 56. | Soap Street Elevation | External Door – Third floor | 56 | Unknown – Access was restricted. When access is afforded, we will update our schedule accordingly. |

| Item | Location | Element | Number (from left side to right) | Condition/proposed repair method |
|---|---|---|---|---|
| 57. | Soap Street Elevation | Windows – Third floor | 57 | The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1' |
| 58. | Soap Street Elevation | Windows – Third floor | 58 | The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1' |
| 59. | Soap Street Elevation | Windows – Third floor | 59 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |
| 60. | Soap Street Elevation | Windows – Third floor | 60 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |
| 61. | Soap Street Elevation | Windows – Third floor | 61 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |
| 62. | Soap Street Elevation | External Door – Fourth floor | 62 | Unknown – Access was restricted. When access is afforded, we will update our schedule accordingly. |

| Item | Location | Element | Number (from left side to right) | Condition/proposed repair method |
|---|---|---|---|---|
| 63. | Soap Street Elevation | Windows – Fourth floor | 63 | The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1' |
| 64. | Soap Street Elevation | Windows – Fourth floor | 64 | The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1' |
| 65. | Soap Street Elevation | Windows – Fourth floor | 65 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |
| 66. | Soap Street Elevation | Windows – Fourth floor | 66 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |
| 67. | Soap Street Elevation | Windows – Fourth floor | 67 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |
| 68. | Soap Street Elevation | Windows – Fifth floor (stairwell) | 68 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |

| Item | Location | Element | Number (from left side to right) | Condition/proposed repair method |
|---|---|---|---|---|
| 69. | Soap Street Elevation | Windows – Fifth floor (stairwell) | 69 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |
| 70. | Soap Street Elevation | Windows – Fifth floor | 70 | Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1' |

## Elevations

### Front elevation – Back Turner Street

The elevation plan (ref: Elevation Back Turner Street) submitted in conjunction with this report numbers and identifies the isolated defects throughout the elevation. Areas highlighted in red require repairs as itemised within Appendix A (A1-10 & B1-B6).

| Item | Location | Element | Description of area | Repair method |
|---|---|---|---|---|
| 71. | Façade | Elevation generally | The façade is soiled with biological growth and carbon sulphation. | See Appendix A – A2 & A4 |
| 72. | Façade | Brickwork | Degraded decoration to brickwork and arches. | See Appendix A – A3 |
| 73. | Façade | Brickwork | Extensive vegetation growth to the coping and left flank. | See Appendix A – A5 |
| 74. | Façade | Pilaster 3 (P3) | Aerosol graffiti to the external brickwork and terracotta pilaster. | See Appendix A – A2 |

| Item | Location | Element | Description of area | Repair method |
|---|---|---|---|---|
| 75. | Façade | Pilaster 4 (P4) | Aerosol graffiti to the external brickwork and terracotta pilaster. | See Appendix A – A2 |
| 76. | Façade | Brickwork | Aerosol graffiti to the external brickwork. | See Appendix A – A2 |
| 77. | Façade | Brickwork | Historic fixings to accommodate old signage. | See Appendix A – A6 |
| 78. | Façade | Brickwork | Redundant service penetration. | See Appendix A – A7 |
| 79. | Façade | Low-level stonework | Delamination to the surface of the sandstone. | See Appendix A – A11 |
| 80. | Wall base plinth | Elevation | Cracking to the sandstone wall base plinth in various areas. | See Appendix A – A9 |
| 81. | Pilaster | Pilaster 1 (P1) | Small chipped corner to the sandstone base of the pilaster. | See Appendix A – A10 |
| 82. | Pilaster | Pilaster 3 (P3) | Small blown stone to pilaster, due to corroded iron. | See Appendix A – A10 |
| 83. | Pilaster | Pilaster 3 (3) | Cracking to terracotta pilaster. | See structural engineers comment.<br><br>Repair: See appendix A – A8 & A9 |
| 84. | Pilaster | Pilaster 4 (P4) | Isolated cracking to terracotta pilaster. | See Appendix A – A8 & A9. |
| 85. | Coping stones | Coping stones (ground floor, third floor and fourth floor) | Loose and defective pointing to coping stones. | See Appendix A – B1 |
| 86. | Coping stones & Brickwork | High level coping stones (fourth floor) | Aerosol graffiti and stone decay present. | See Appendix A – A2 |

| Item | Location | Element | Description of area | Repair method |
|---|---|---|---|---|
| 87. | Coping stones. | Coping stones to chimney. | Loose and defective pointing to coping stones. | See Appendix A – B1 |

**Left side elevation – Shudehill**

The elevation plan (ref: Elevation Shudehill) submitted in conjunction with this report numbers and identifies the isolated defects throughout the elevation. Areas highlighted in red require repairs as itemised within Appendix A (A1-10 & B1-B6).

| Item | Location | Element | Description of area | Repair method |
|---|---|---|---|---|
| 88. | Façade | Brickwork | Isolated sections of decaying brickwork (highlighted in yellow on the plans). | See Appendix A – A7 |
| 89. | Façade | Brickwork | Aerosol graffiti present. | See Appendix A – A2 |
| 90. | Façade | Brickwork | Isolated sections of loose and defective mortar joints. | See Appendix A – A6 |
| 91. | Façade | Brickwork | Extensive buddleia growth to high level. | See Appendix A – A2 |
| 92. | Façade | Cementitious render | Loose and defective cement render to the elevation. | See Appendix A – B2 |
| 93. | Coping stones | High level coping stones | Loose and defective pointing to coping stones. | See Appendix A – B1 |

**Rear elevation – Soap Street**

The elevation plan (ref: Elevation Soap Street) submitted in conjunction with this report numbers and identifies the isolated defects throughout the elevation. Areas highlighted in red require repairs as itemised within Appendix A (A1-10 & B1-B6).

| Item | Location | Element | Description of area | Repair method |
|---|---|---|---|---|
| 94. | Façade | Elevation generally | The façade is soiled with biological growth. | See Appendix A – A2 |
| 95. | Façade | Brickwork | Large sections of loose and defective mortar joints. Prominent to the 'toothed in' section. | See Appendix A – A6 |
| 96. | Façade | Brickwork | Aerosol graffiti to the external brickwork. | See Appendix A – A2 |
| 97. | Façade | Limestone lintel. | The lintel above the service door and windows is evidencing early signs of stone decay. Whilst this generally isn't a cause for concern at present, a repair may be made to improve the aesthetics. The stone should be cleaned to remove any paint to promote breathability, as per the detailed method. | *General note for monitoring within the report. We don't feel a repair is suitable or required at this stage.* |
| 98. | Fire escape stairs. | Wrought iron staircase. | The staircase is generally corroded. | See Appendix A – B3 |
| 99. | Fire escape stairs. | Wrought iron staircase balustrade. | Fractured cast iron finial. | See Appendix A – B4 |
| 100. | Fire escape stairs. | Wrought iron staircase balustrade. | Missing balustrade rail. | See Appendix A – B5 |
| 101. | Fire escape stairs. | Cast iron floor grilles. | Corroded and broken floor grille to the first landing. | See Appendix A – B6 |

HOLLIS

# Appendix A

# Repair methodology

| Item | Repair description |
|---|---|
| GN1 - General mortar repair notes. | Notes<br>1. Work should not be undertaken in frosty conditions, or where the temperature is likely to fall below 8°C during the execution of the work or until the mortar has hardened.<br>2. Ensure the rate of drying is consistent to all mortar joints, ensuring areas of strong draughts are excluded from the working area.<br>3. Direct artificial/forced heating is not to be used to accelerate the drying time. |
| A1 – Replacement Windows | We recommend that the existing non-historic windows are replaced with a modern alternative, whilst remaining sympathetic and the design in keeping with the local adjacent buildings. The architect is to submit proposals, in-line with planning condition D, including sectional plans and fixing details for Conservation Officer/Local Authority approval at the early stages of the development. |
| A2 – Façade cleaning – Removal of biological soiling and aerosol graffiti. | DOFF Masonry Cleaning<br>1. Allow to appoint a competent DOFF certified contractor to undertake all works.<br>2. Using the DOFF cleaning method (a low pressure, high temperature steam clean), allow to undertake a small 300mm x 300mm trial area and seek approval from the Heritage Surveyor and Conservation Officer, prior to continuing.<br>3. Following the trial, and should the method be suitable, allow to undertake façade cleaning using the DOFF cleaning method to carefully and gently remove areas of biological soiling and graffiti to the brickwork elevations and pilasters. |
| A3 – Façade cleaning – Removal of degraded paint finish to ground floor brickwork. | DOFF Masonry Cleaning<br>1. Allow to appoint a competent DOFF certified contractor to undertake all works.<br>2. Using the DOFF cleaning method (a low pressure, high temperature steam clean), allow to undertake a small 300mm x 300mm trial area and seek approval from the Heritage Surveyor and Conservation Officer, prior to continuing.<br>3. Following the trial, and should the method be suitable, allow to undertake façade cleaning using the DOFF cleaning method to carefully and gently remove areas of biological degraded paintwork to the brickwork elevations and pilasters. |

| Item | Repair description |
|---|---|
| A4 - Façade cleaning – Removal of atmospheric pollutants (carbon sulphation). | <u>TORC Masonry Cleaning</u><br>1. Allow to appoint a competent TORC certified contractor to undertake all works.<br>2. Using the TORC cleaning method (a gentle swirling vortex, made up of a mixture of water and a low air pressure with a safe inert fine aggregate), allow to undertake a small 300mm x 300mm trial area, using a large nozzle cone and a calcite aggregate and seek approval from a Heritage Surveyor and Conservation Officer, prior to continuing with cleaning.<br>3. Following the trial clean, should the method and aggregate be suitable, allow to use a calcite aggregate with a maximum micron size of 250 and a Mohs hardness rating of 3.0-3.5, as agreed with the Heritage Surveyor and Conservation Officer, the isolated areas to be cleaned, and undertake isolated cleaning to remove carbon sulphation.<br>4. Following completion of the cleaning, using a grouting sponge, wipe down previously cleaned areas to remove any excess fine aggregate from the elevation. |
| A5 – Removal of vegetation. | <u>Preparatory works</u><br>1. Using a safe access platform, cut back branches and remove roots by hand only, taking care to keep disruption to the surrounding surfaces to an absolute minimum.<br><u>Application of Herbicide</u><br>1. Using an appropriate herbicide, treat remaining roots and areas if they cannot be suitably removed.<br><u>Finishing</u><br>1. Following removal of vegetation, allow to repoint any mortar joints that have been removed in coincidence, using the mortar specification as detailed in A6. |

| Item | Repair description |
|---|---|
| A6 - Isolated pointing repairs to external elevations | <u>Preparation</u><br>1. Where any re-pointing works are to be carried out, a sample should be taken of the area by an appointed reputable mortar analysis consultant, to ensure a like for like match of the aggregate and mortar contents.<br>2. Re-pointing where specified, loose and defective mortar joints shall be raked out/carefully chiselled using a plugging chisel, square to a depth of not less than 15mm, to give an effective key. Extra care shall be taken where mortar is strong and well adhered. *On no account shall angle grinders or other power tools be used during the removal process.*<br><u>Mortar mix and method of application</u><br>3. Pre-wet the affected surface, ensuring the area is damp, but not saturated, prior to commencement.<br>4. Starting from top to bottom, the filling of the joints shall be pressed well in to ensure maximum penetration, compaction and bond to the original bed. At the same time, it shall be kept well within the confines of the joint and never allowed to spread over the face of the brickwork.<br>5. The mortar mix for re-bedding or repointing to comprise of Natural Hydraulic Lime (NHL) 3.5 with a well graded, washed sharp sand in a 3:1 mix, to comply with BS EN 13139. The sand used must be the sand as identified in the mortar analysis and mortar 'biscuits' should be prepared for the satisfaction of the Conservation Officer.<br>6. Should a colour match be required for aesthetic purposes, a crushed matching brick can be incorporated within the mix in small quantities. Where terracotta is to be pointed, a suitable natural pigment should be incorporated within the mix to match.<br>7. The masonry wall should be covered in hessian sheets at the end of each day to protect from the elements and prevent shrinkage. At the start of each working day, fresh pointing from the previous day should be wetted with a light spray.<br><u>Finishing</u><br>8. Using a stipple brush or a stiff bristled brush, tamp the mortar joint to ensure good compaction, cohesion and to bring through the aggregate, as the mortar begins to 'firm up' to prevent wet mortar smearing on adjacent brickwork. |

| Item | Repair description |
|---|---|
| A7 – Isolated brick repairs. | To areas of defective and missing brickwork, matching bricks should be sought and approved by the Conservation Officer or of the local authority, Heritage Surveyor. Each brick is to be assessed and marked to determine which ones are beyond repair, prior to works commencing with a heritage surveyor. *No power tools are permitted to remove affected bricks.*<br>1. Once the replacement bricks have been sourced and approved, the bricks should be bedded using an NHL 3.5, mixed with a well graded, washed sharp sand in a 3:1 mix, to comply with BS EN 13139, to include crushed matching brick dust to achieve a colour match with adjacent mortar joints, allowing to always follow the plumb of the wall.<br>2. Once the mortar has gone off, a stipple brush should be used to brush back the aggregate on the mortar joint.<br>3. The masonry wall should be covered in hessian sheets at the end of each day to protect from the elements and prevent shrinkage. At the start of each working day, fresh pointing from the previous day should be wetted with a light spray. |
| A8 – Hairline cracks to terracotta. | <u>Application</u><br>1. To areas of terracotta exhibiting signs of isolated cracking (1 to 2mm), using an NHL 2 fine lime mortar mix, in a 1:2 ratio, allow to carefully fill damaged areas using a filling knife, ensuring good coverage and ensuring the mix is pushed deep into the cracks.<br>2. Allow to colour match the terracotta with a natural pigment and incorporate into the mix, in line with the manufacturers guidelines.<br>3. Mortar samples/'biscuits' are to be made up using different matching pigments to suit the satisfaction of the Heritage Surveyor and Conservation Officer, prior to application.<br><u>Finishing</u><br>4. Using a damp grouting sponge, wipe clean the crack, removing any excess mortar. Ensure the mortar joints are suitably protected following the guidelines in GN1.<br>5. The masonry wall should be covered in hessian sheets at the end of each day to protect from the elements and prevent shrinkage. At the start of each working day, fresh pointing from the previous day should be wetted with a light spray. |

| Item | Repair description |
|---|---|
| A9 – Large areas of cracking to terracotta. | <u>Application</u><br>1. To areas of terracotta exhibiting signs of isolated cracking (<3mm) a depth greater than 30mm, carefully tap test surrounding areas to ensure the masonry is sound. Dampen the area with water, ensuring not to saturate the crack.<br>2. Using an NHL 2 lime mortar mix, in a 1:2 ratio, using well graded, washed sharp sand down to 3.5mm. Laying the mix on with a trowel, cover the area to suit the depth of the damaged area.<br>3. Allow to colour match the terracotta with a natural pigment and incorporate into the mix, in line with the manufacturers guidelines.<br>4. Mortar samples/'biscuits' are to be made up using different matching pigments to suit the satisfaction of the Heritage Surveyor and Conservation Officer, prior to application.<br><u>Finishing</u><br>5. Using a damp grouting sponge, wipe clean the crack, removing any excess mortar. Ensure the mortar joints are suitably protected following the guidelines in GN1.<br>6. The masonry wall should be covered in hessian sheets at the end of each day to protect from the elements and prevent shrinkage. At the start of each working day, fresh pointing from the previous day should be wetted with a light spray. |

| Item | Repair description |
|---|---|
| A10 – Dutchman indent repairs to stone or terracotta. | Note: All workmanship to be carried out in accordance with BS 8221-2:2000.<br>Preparation<br>1. Identify the type of stone/terracotta that is to be repaired and provide an appropriate sample for approval of the Heritage Surveyor and Conservation Officer.<br>2. Identify the unit of stonework/terracotta to be repaired, giving an identification mark and producing a template and working drawing, for approval of the heritage surveyor and Conservation Officer.<br>3. If repairing stone, identify the natural bed, ensuring it is vertical and at right angles to the wall face (joint bedded).<br>Preparation of Stone/Terracotta Unit<br>1. Using hand tools only, work the exposed stone and joint faces of each replacement stone to a square and true surface, working the face to a true architectural profile compatible with adjacent existing work, forming out of solid stone/terracotta and avoiding mitred joints.<br>2. Should terracotta be replaced, obtain the appropriately sized terracotta unit, from a reputable supplier of architectural terracotta and set aside ready for laying.<br>Preparation to existing stone/terracotta unit<br>1. Using the approved template and identification marks, using hand tools, carefully cut out defective stone/terracotta until structurally sound material is reached and an adequate bond can be achieved, leaving cavities cut square and taking great care to avoid damage to retained faces and arrises.<br>2. Wash down cavities and arrises using low pressure water to leave clean.<br>Laying stone/terracotta indents<br>1. Lay the new solid stone/terracotta indent piece on a full even bed of mortar, joints are to be kept as fine as possible, commensurate with forming sound joints using stone adhesive for tacking purposes.<br>2. Mortar mix is to be the same as specified within *'A5 - Isolated pointing repairs to external elevations'*, with an added pigment when replacing terracotta to match existing.<br>3. Stone adhesive should not be used in a continuous film, as to not impair the water circuitry of the stone. |
| A11 – Consolidation/Shelter coat repair. | Allow to undertake a plastic repair to the area of decaying sandstone, using a 'St. One SandStone' repair kit, as supplied by Saint-Astier Lime Mortars, with a suitable colour match, to be approved on-site by the Heritage Surveyor.<br>Preparation<br>1. As per the manufacturer's recommendations.<br>Application<br>1. As per the manufacturer's recommendations.<br>Finishing<br>1. As per the manufacturer's recommendations. |

| Item | Repair description |
|---|---|
| B1 – Repointing to coping stones. | <u>Preparation</u><br>1. Re-pointing where specified, loose and defective mortar joints shall be raked out square to a depth of not less than 15mm, to give an effective key. Extra care shall be taken where mortar is strong and well adhered. On no account shall angle grinders or other power tools be used during the removal process.<br><u>Mortar mix and method of application</u><br>2. Starting from the top of the joint working down to the bottom, the filling of the joints shall be pressed well in to ensure maximum penetration, compaction and bond to the original bed of the joint. At the same time, it shall be kept well within the confines of the joint and never allowed to spread over the face of the coping stone.<br>3. The mortar mix for re-bedding or repointing to comprise of Natural Hydraulic Lime (NHL) 5 with a well graded, washed sharp sand in a 3:1 mix, to comply with BS EN 13139. The sand used must be the sand as identified in the mortar analysis and mortar 'biscuits' should be prepared for the satisfaction of the Conservation Officer/Heritage Surveyor.<br>4. The masonry wall should be covered in hessian sheets at the end of each day to protect from the elements and prevent shrinkage. At the start of each working day, fresh pointing from the previous day should be wetted with a light spray.<br><u>Finishing</u><br>5. Using a stipple brush or a stiff bristled brush, tamp the mortar joint to ensure good compaction, cohesion and to bring through the aggregate, as the mortar begins to 'firm up' to prevent wet mortar smearing on adjacent brickwork. |
| B2 – Removal of cementitious render to brickwork. | <u>Preparation</u><br>1. Prior to commencement of any removal works, a tap test should be carried out to identify all loose and friable cementitious render and agreed on-site with a Heritage Surveyor.<br>2. 'Live' render should be carefully removed using a hammer, aided by a chisel if necessary.<br>3. Following the removal of the loose 'live' render, a small 500mm x 500mm section should be removed as a trial section and approved by a Heritage Surveyor. This should be carried out using a hammer aided by a chisel if necessary with extreme caution to be taken to prevent damage to the brick surface.<br><u>Removal of render</u><br>1. Should the heritage surveyor be satisfied that the removal of the render will not cause damage to the existing brickwork, allow to carefully remove render as follows.<br>2. Use a hammer and chisel to carefully remove render in small sections to prevent damage to the brickwork. |

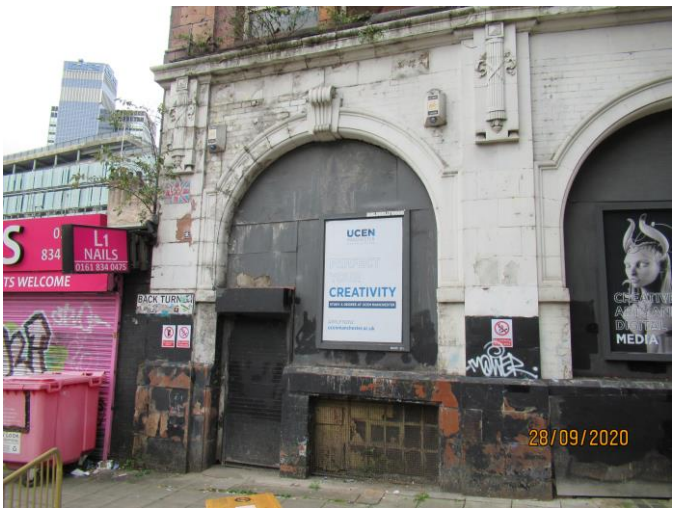
| Item | Repair description |
|---|---|
| B3 – Corrosion treatment to wrought iron staircase. | <u>Preparation</u><br>1. Prior to removal of the corrosion, clean all iron elements using warm water and a cloth to remove general dirt, grime and moss growth.<br><u>Removal of corrosion</u><br>1. Where areas of light corrosion have occurred, using an appropriately graded emery cloth as agreed with the Heritage Surveyor, carefully remove surface corrosion, taking care to remove any paint residue before redecoration works.<br>2. To areas of more aggressive corrosion, using a copper wire brush to remove corrosion. Following the removal, use an appropriate emery cloth, as agreed with the Heritage Surveyor, to sand down surfaces and removing and dust left on the surface.<br>3. Ensure all dirt, dust and grease is removed before applying any fresh coatings.<br>Note: *This method should be used as a first port of call due to the sensitive nature of the approach. Should corrosion remain, the heritage surveyor is to be consulted and a suitable abrasive cleaning method will be specified accordingly, as per the recommendations of the structural engineer.* |
| B4 – Brazing repair to fractured cast iron finial. | <u>Preparation</u><br>1. Allow to photograph and record the area of damage, marking up the area of repair for the approval of the Heritage Surveyor.<br>2. Preheat the casting slowly, gently and uniformly to reduce the risk of shock of the iron on cooling.<br><u>Brazing</u><br>3. A specialist historic iron worker should undertake the repair, using a bronze alloy filler rod to form a smooth and unobtrusive joint.<br>Note: *The appointed Heritage Surveyor is to assess the fracture closely when safe access is afforded, prior to the commencement of any repair works, to ensure the crack is not cosmetic.* |
| B5 – Replacement cast iron balustrade. | <u>Preparation</u><br>1. Allow to photograph the missing area and measure the diameter of the adjacent balustrade, to achieve a like for like match.<br>2. Using emery cloth, carefully sand the baluster hole to ensure clean and free from corrosion.<br><u>Matching and repair</u><br>3. Using the dimensions taken on-site of an adjacent balustrade, source a matching piece of straight cast iron, free from defect, fractures or casting flaws, for the approval of a Heritage Surveyor.<br>4. Preheat the baluster hole slowly, gently and uniformly to reduce the risk of shock of the iron on cooling.<br>5. Insert the matching balustrade into the baluster, and allow to carefully weld in place, ready for redecoration in a sympathetic metal paint. |

| Item | Repair description |
|---|---|
| B6 – Replacement of corroded floor grille. | <u>Preparation</u><br>1. Allow to photograph the corroded area and a matching grille and take appropriate measurements, to assist achieving a like for like match.<br>2. Carefully remove a non-defective floor grille and commission a foundry to cast a like for like grille.<br><u>Matching and repair</u><br>3. Allow to reinsert both grilles back in place, ensuring a good and tight fit is achieved.<br>4. Undertake any adequate treatment works, ready for redecoration in a sympathetic metal paint. |

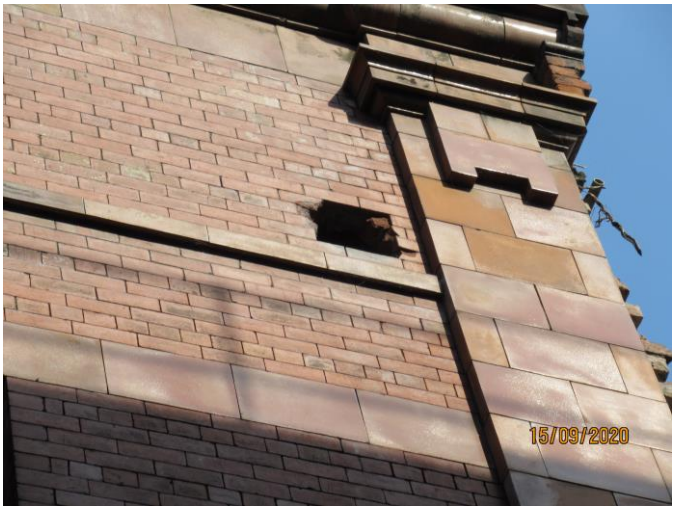
HOLLIS

# Appendix B

# Photographs

| | | |
|---|---|---|
| 1. | Typical view of the Back Turner Street elevation. | |
| 2. | Typical view of the Back Turner Street elevation. |  |
| 3. | Typical view of the front elevation, stone pilasters and missing windows. | |

| | | |
|---|---|---|
| 4. | Typical view of vegetation growth to the elevation. | |
| 5. | General view of carbon sulphation, degraded paintwork and biological staining to arch and brickwork. | |
| 6. | Typical view of aerosol graffiti to the painted terracotta pilaster. | |

| | | |
|---|---|---|
| 7. | View of historic signage fixings to front elevation. | |
| 8. | View of missing brickwork to the front elevation. |  |
| 9. | View of delaminated sandstone pilaster base to the front elevation. | |

| | | |
|---|---|---|
| 10. | View of delaminated sandstone pilaster base to the front elevation. | |
| 11. | View of chipped exposed sandstone stone to pilaster base to the front elevation. | |
| 12. | View of cracking to the sandstone wall base plinth to the front elevation. | |

| | | |
|---|---|---|
| 13. | View of cracking to the sandstone wall base plinth to the front elevation. | |
| 14. | View of corroded iron work and delaminated stone work to the front elevation. | |
| 15. | Typical view of cracking to terracotta pilaster. | |

| | | |
|---|---|---|
| 16. | Typical view of defective pointing to coping stones. | |
| 17. | Typical view of missing windows to front elevation. | |
| 18. | Typical view of missing windows to front elevation. | |

| | | |
|---|---|---|
| 19. | Typical view of cracked modern retrofitted timber window to front elevation. | |
| 20. | Typical view of modern retrofitted timber window to front elevation. | |
| 21. | Typical view of modern retrofitted timber window to front elevation. | |

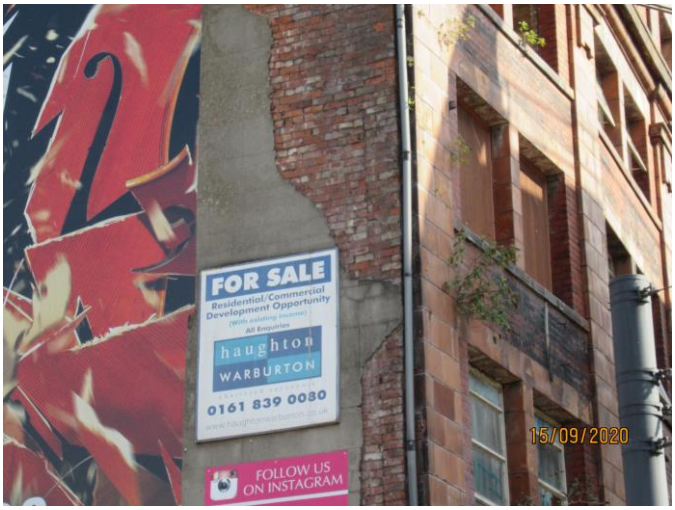
| | | |
|---|---|---|
| 22. | Typical view of modern retrofitted timber window to front elevation. | |
| 23. | Typical view of modern retrofitted timber window to front elevation. | |
| 24. | Typical view of corroded roller shutter to entrance door. | |

| | | |
|---|---|---|
| 25. | Typical view of corroded roller shutter to entrance door. | |
| 26. | Typical view of roller shutter door to entrance door. | |
| 27. | Typical view of painted basement windows. | |

| | | |
|---|---|---|
| 28. | Typical view of painted basement windows. | |
| 29. | Typical view of painted basement windows. | |
| 30. | Internal view of painted basement windows. | |

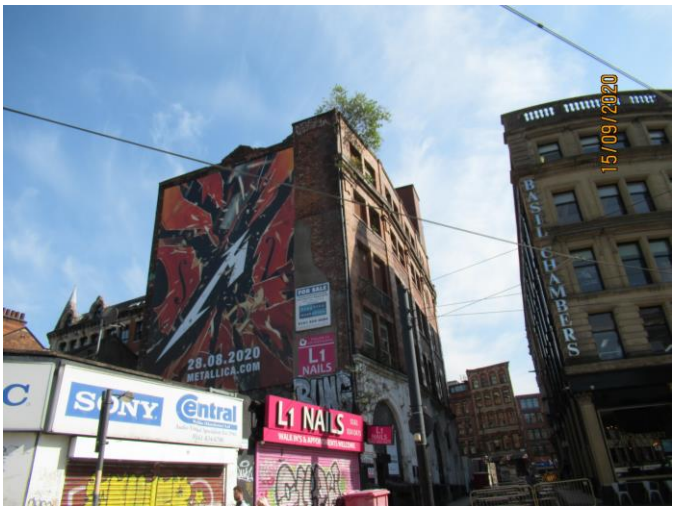
| | | |
|---|---|---|
| 31. | Typical view of painted basement windows with impact damaged glazing. | |
| 32. | Typical view of timber retrofitted arched windows to the ground floor. | |
| 33. | Typical view of impact damaged glazing panes to arched windows. | |

| | | |
|---|---|---|
| 34. | Typical view of assumed original metal fan light window. | |
| 35. | General view of Shudehill elevation. | |
| 36. | View of aerosol graffiti and vegetation growth to defective brickwork. | |

| | | |
|---|---|---|
| 37. | Typical view of cement render to elevation. |  |
| 38. | General view of Soap Street elevation. | |
| 39. | General view of Soap Street elevation. | |

| | | |
|---|---|---|
| 40. | Typical view of degraded mortar and brickwork elevations. | |
| 41. | Typical view of degraded mortar and brickwork elevations. | |
| 42. | View of extensive vegetation growth to brickwork elevation. | |

| | | |
|---|---|---|
| 43. | View of early stone decay to limestone lintel. | |
| 44. | Typical view of early stone decay to limestone lintel. | |
| 45. | General view of modern retrofitted windows to rear elevation. | |

| | | |
|---|---|---|
| 46. | Typical view of modern retrofitted windows to rear elevation. | |
| 47. | Typical view of modern retrofitted windows to rear elevation. | |
| 48. | Typical view of modern retrofitted windows to rear elevation. |  |

| | | |
|---|---|---|
| 49. | Typical view of modern retrofitted windows to rear elevation. | |
| 50. | Typical view of modern retrofitted windows to rear elevation with vegetation growth to elevation. | |
| 51. | Typical view of modern retrofitted windows to rear elevation. | |

| | | |
|---|---|---|
| 52. | General view of corroded iron staircase. | |
| 53. | Typical view of corrosion to iron staircase. | |
| 54. | View of missing balustrade rail. | |

| | | |
|---|---|---|
| 55. | View of corroded cast iron floor grille. | |

HOLLIS

# Appendix C

# KM Heritage - Heritage assessment

# Back Turner Street

Manchester, M4 1DN

## Townscape, Visual and Heritage Assessment

March 2020

Consultancy for the
Historic Built Environment

KMHeritage

# Contents


1 Introduction ....3
- Purpose ....3
- Nomenclature ....3
- Organisation ....3
- Authorship ....3

2 The site and its context ....5
- The Site ....5
- Historical background ....6
- The heritage context of the Site ....16
  - Conservation area ....16
  - Listed buildings ....17
- The significance of the Site and its context ....18
  - 'Evidential value' ....19
  - 'Historical Value' ....19
  - 'Architectural interest', 'artistic interest' or 'aesthetic value' ....19
  - 'Communal Value' ....20

3 The legislative, policy and guidance context ....21
- Introduction ....21
- The Planning (Listed Buildings and Conservation Areas) Act 1990 ....21
- The National Planning Policy Framework ....21
- Planning Practice Guidance ....25
- City of Manchester's Core Strategy ....26
- Historic England guidance on the setting of heritage assets ....28
- Historic England tall building guidance ....29

4 The proposed development and its effect ....31
- The proposed scheme ....31
- Effect on heritage significance ....32
- Conclusion ....32
- The townscape and visual impact of the proposed scheme ....33
- View 1 ....34
- View 2 ....36
- View 3 ....38
- View 4 ....40
- View 5 ....42
- View 6 ....44
- View 7 ....46
- View 8 ....48
- View 9 ....50
- View 10 ....52

View 11 .....54
Summary.....55
5 Compliance with policy and guidance.....56
The Planning (Listed Buildings and Conservation Areas) Act 1990.....56
The level of 'harm' caused by the proposed scheme .....56
The balance of 'harm' versus benefit .....57
The National Planning Policy Framework .....57
City of Manchester Core Strategy.....57
6 Summary and conclusion .....59

# 1 Introduction

1.1 This report has been prepared to support a planning application for proposals affecting the site at Back Turner Street, Manchester M4 1DN. The report has been prepared for Salboy Ltd.

Purpose

1.2 The purpose of the report is to assess the proposed scheme against national and local policies relating to the historic built environment.

1.3 This report should be read in conjunction with the accompanying drawings and Design & Access Statement prepared by Jon Matthews Architects.

Nomenclature

1.4 The Back Turner Street site is referred to as 'Site' throughout this report.

1.5 In 2015 English Heritage changed its name to 'Historic England'. A new charity, officially called the English Heritage Trust, took the name of English Heritage and responsibility for managing the National Heritage Collection of state-owned historic sites and monuments across England. In this report reference is made both to 'English Heritage' and 'Historic England'.

Organisation

1.6 This introduction is followed, in Section 2, by a description and analysis of the Site and its heritage context. Section 3 sets out the national and local policy and guidance relating to the historic built environment that is relevant to this matter. An outline of the proposed scheme and its effects is provided in Section 4. Section 5 assesses the proposals against that policy and guidance. Section 6 is a summary and conclusion.

Authorship

1.7 The author of this report is Nick Collins BSc (Hons) MSc MRICS IHBC. Nick has twenty years' experience in the property sector, including most recently as a Director of the Conservation Team at integrated design consultants, Alan Baxter & Associates. Nick spent nine years at English Heritage as Principal Inspector of Historic Buildings & Areas where he led a specialist team of

historic building inspectors, architects, and archaeologists on a wide range of heritage projects in East & South London. Previously Conservation Officer at the London Borough of Bromley, Nick began his career at international real estate consultancy Jones Lang LaSalle as a Chartered Surveyor. This experience has given Nick an in-depth understanding of the property industry, listed building and planning process, heritage policy and guidance and funding bodies.

1.8 Historical research and drafting for this report was carried out by Anne Roache MA, DipFEcol. Anne is a researcher with over 25 years' experience. She has worked for leading commercial organizations in the fields of property, planning and law. Alongside a specialisation in the archaeology, architectural and social history of London, Anne is also a qualified Field Ecologist, practiced in carrying out a range of ecological surveys.

# 2 The site and its context

The Site

2.1 The 0.16 h site is bounded by High Street, Back Turner Street, Nicholas Croft, Shudehill and Soap Street and contains the following buildings: Nos. 30-32 Shudehill, a one storey vacant shop unit; No. 1 Nicholas Croft, a one storey vacant shop unit; No. 3 Nicholas Croft, a one storey shop; Nos.1-3 Back Turner Street, a five and six storey, derelict warehouse dating from the1920s. No. 5 Back Turner Street, a derelict warehouse dating to 1873, was demolished in September 2018 as it was in a dangerous condition. The vacant lot at the High Street end previously contained a five storey warehouse building which was demolished in the 1980s (fig. 1[1]).

2.2 Back Turner Street is located in central Manchester, close to major retail complex of the Arndale Centre. Its northern end is situated at a key nodal point at the junction of Shudehill and Nicholas Croft, where a number of different regeneration areas come together.

2.3 The site lies within central Manchester's 'Northern Quarter' which has been recognised as an area of heritage importance representing the unique place that Manchester holds in the history of commerce and the industrial revolution as evidenced by its remining historic fabric.[2]

[1] Manchester City Council, Online: https://www.manchester.gov.uk
[2] Taylor, S. and Holder, J. (2008) *Manchester's Northern Quarter: the greatest meer village*. Swindon: English Heritage.

Figure 1: Location of the Site (marked with dot)

Historical background

A brief history of Manchester

2.4 First named *Mamucium* by the Romans (CE 77-84), this small settlement was a castrum (military encampment) established where the Rivers Medlock and Irwell met. It is thought that the earliest settlement proper was established *c*.620 around the area of the present cathedral. In 1301 Edward I bestowed the Great Charter of Manchester making it a free borough made up of eight hamlets within the township of Manchester.

2.5 The textile industries of south Lancashire began to flourish in the 16th century and Manchester emerged as a centre for textile finishing processes. By the 17th century it had expanded its role as a market centre for the surrounding district, handling textiles which were also being exported to Europe. By the 1790s, it was the principal commercial centre for the north west and eventually superseded London as the preeminent centre for overseas trade in cotton cloth. Manchester was given the moniker 'Cottonopolis' and a branch of the Bank of England was established here in 1826.

2.6 This commercial success was facilitated by the revolution in transportation brought about by the advent of the canal era which began with the Bridgewater Canal[3] in 1761. This ran for 41 miles (66 km) connecting Manchester to the Mersey. Later

[3] Considered to be the first true canal constructed in England.

the Rochdale Canal, which officially opened in 1804[4], completed the link between Hull and Liverpool running for 32 miles (51 km) across the Pennines from the Bridgewater Canal to join the Calder and Hebble Navigation at Sowerby Bridge in West Yorkshire.

2.7 Under the influence of its canals and their associated industries, Manchester grew; sprawling south and eastwards via unplanned streets. Economic success brought a concomitant population boom and Manchester grew more than threefold in just 30 years from an estimated population of 22,481 in 1773 to 75,281 by 1801.

2.8 The first steam powered cotton spinning mill opened on Shudehill in 1782 and began boom in mill construction along the Irk and Medlock valleys[5]. Steam power gave proprietors the freedom to locate mills anywhere and, in time, build larger and larger premises eventually this would accommodate an integrated and complete manufactury where raw textile material entered the mill and unbleached cloth left it.

2.9 The new mills were usually built of red brick (sometimes local stone) with form following function in that the main body of the mill was long and narrow in order to accommodate rows of large windows on the opposite long elevations to take best advantage of daylight. The number of bays (length of the building) was dictated by the number of spinning mule machines installed. As the number of mules increased, the length of the mill increased. The exteriors were not highly decorated although some attention might be given to grand main entrance gates. Stair columns were built in external towers which were sometimes embellished with castellation. Specialised mill architects began to appear and from the late 18th to the beginning of the 19th century, the number of mills in Manchester doubled and continued to increase.

2.10 By the end of the 19th century commercial warehouses and showrooms supporting this textile business characterised Manchester's commercial core. These prestigious buildings of iron and steel faced with stone and tile decoration were influenced by the grand merchant houses of Venice. The 19th century also brought the railways and consequently warehouses, sidings and viaducts came to dominate the city fringe.

---

[4] Completed in 1807.

[5] Between1782 and 1816 the number of steam powered mills rose in the Manchester area from 1 to 86.

Shudehill and the Northern Quarter

2.11 The Northern quarter was an important district of city centre trading and commercial townscape which developed during the 18th and 19th centuries. The 18th century development comprised of small weaving cottages some of which survive in and around Turner Street and Thomas Streets.[6]

2.12 The mid-late 19th century saw larger textile and other warehouses built, many of these red brck 5-6 story buildings survive to give the Smithfield Conservation Area much of its character.

2.13 The area was also known for its food markets with Smithfield wholesale market being one of the largest in the city. Established in 1821, it sold fruit, vegetables, meat wholesale and retail. It would later be extended to include a fish market.

2.14 The early street pattern - well established by the time of the first OS survey of 1845 - can still be discerned to some extent although they have been disrupted by later road developments cutting east-west through the area, to create easier access through the dense grid of narrow streets (fig. 2).

Figure 2: OS map surveyed 1845 (area of Site outlined) [7]

2.15 The dense urban grain of the city, punctuated by large Victorian industrial developments, can be appreciated form the OS map of 1906 which emphasises the mass of the city centre rail terminals and the municipal buildings surrounding the

[6] Manchester City Council, Conservation Areas, Online: www.manchester.gov.uk
[7] OS Lancashire CIV (includes: Manchester; Salford.) Surveyed: 1845. Published: 1848

Cathedral. Large warehouse buildings, of the later 19th century, survive in the SW sector of the Smithfield Conservation Area, along Oldham Street, Market Street and Church Street (fig. 3).

Figure 3: OS Revised: 1906 (Site highlighted)

2.16 Much of central Manchester remained largely unaltered throughout the 20th century until ambitious regeneration programmes of the 1960s onwards began to replace the finer urban grain with large blocks of modern offices, car parks and shopping centres. The 1969 map shows how some city centre blocks had already become more homogenised. Smithfield's wholesale and fish markets still remain just as they had always done (fig. 4)

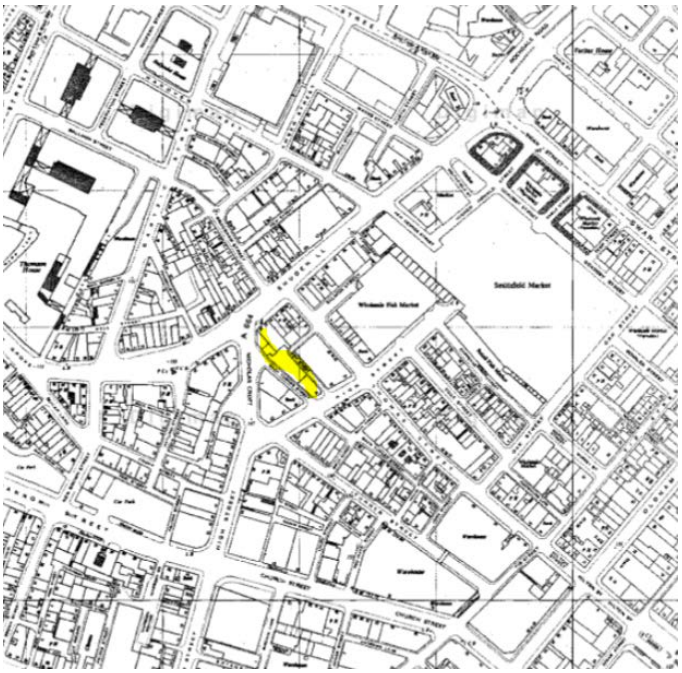


Figure 4: OS 1969

2.17 The 1986 OS shows the massive Arndale shopping centre to the west of the site the building of which had resulted in swathes of older buildings and whole streets cleared away. The former wholesale fish market has been partly built upon and converted into a garden centre. beautifully detailed boundary walls demarcating the old fish market site remained however and had been grade II listed in 1973. Smithfield market is shown on the map as a car park but would eventually also be built upon and retaining some of its boundary walls facing on to Swan Street (fig. 5).

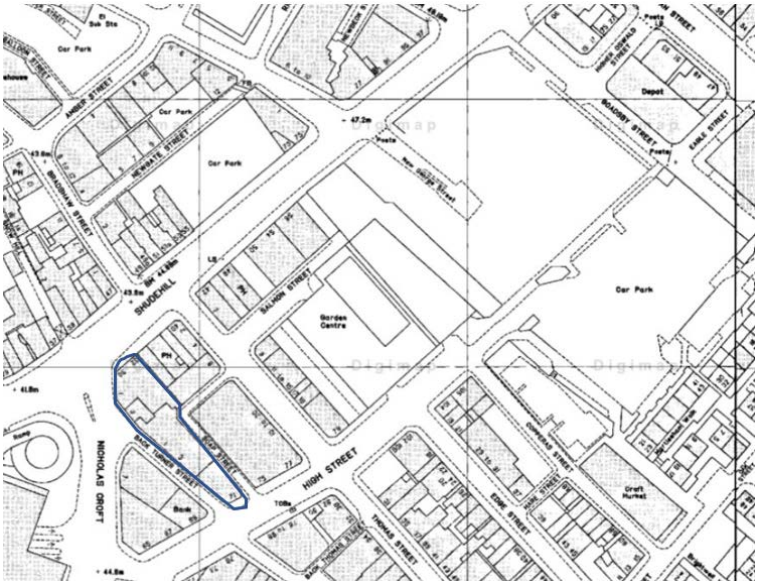



Figure 5: The Site and nearby vacant market areas, OS 1986

Back Turner Street

2.18 The 1st edition OS published in 1850, shows that the early incarnation of the Site, had several large warehouse-type buildings to its northern end and beside these a terrace of 16 'back-to-back' dwellings, half of which faced onto Back Turner Street and half onto Back Thomas Street (figs. 6 & 7[8]). These cottages would have dated to the late-18th century and been connected to the local cotton weaving industry. The Cheshire Cheese Public House shown on Adshead's map would shortly be demolished to make way for a rerouted High Street.

[8] Joseph Adshead's Twenty Four illustrated maps of the Township of Manchester, 185-1851. Online: University of Manchester : https://www.library.manchester.ac.uk

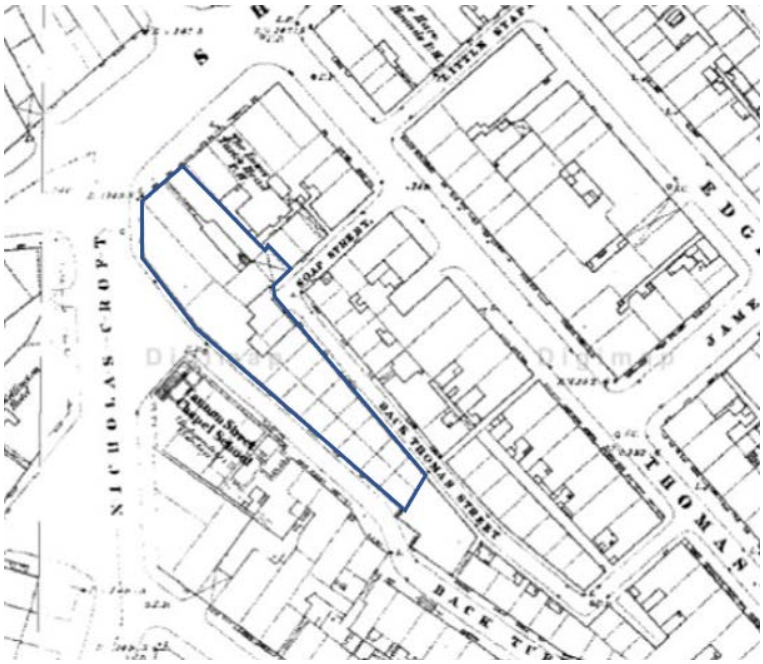



Figure 6: The Site, OS 1850

Figure 7: The Site, Adshead's map, 1851

2.19 This Goad Fire Insurance plan of 1888 shows the reconfigured site and the range of businesses operating there including jewellers, a salter, two shoe businesses and a fancy goods warehouse (fig. 8[9]).

[9] Chas. E. Goad Insurance Plan of the City of Manchester Vol. II: sheet 29, 1888.

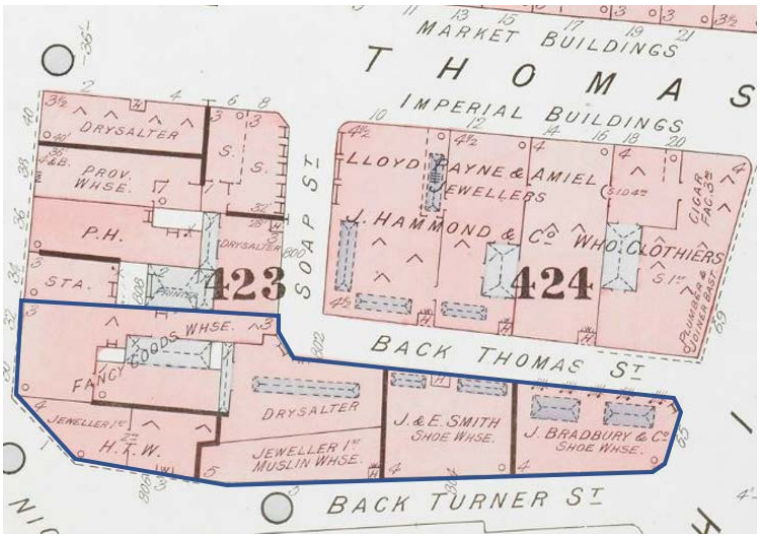



Figure 8: Tenure of the Site, God Plan, 1888

2.20 The OS of 1915 shows the local context; a streetscape that had changed little since the mid-19th century (fig. 9).

Figure 9: The Site, OS 1915[10]

2.21 The 1931 Goad plan shows that, the dry-salter's warehouse had been demolished and a new building erected, probably during the 1920s, at No. 1-3 Back Turner Street to expand the

[10] OS Lancashire CIV.6 (Manchester; Salford) Revised: 1915. Published: 1922.

adjoining premises of J. &. E. Smith's boot warehouse (1873) (fig. 10[11])

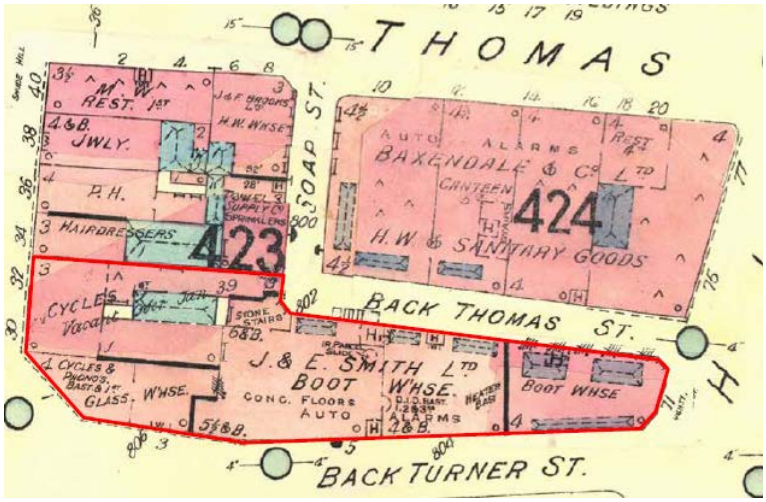
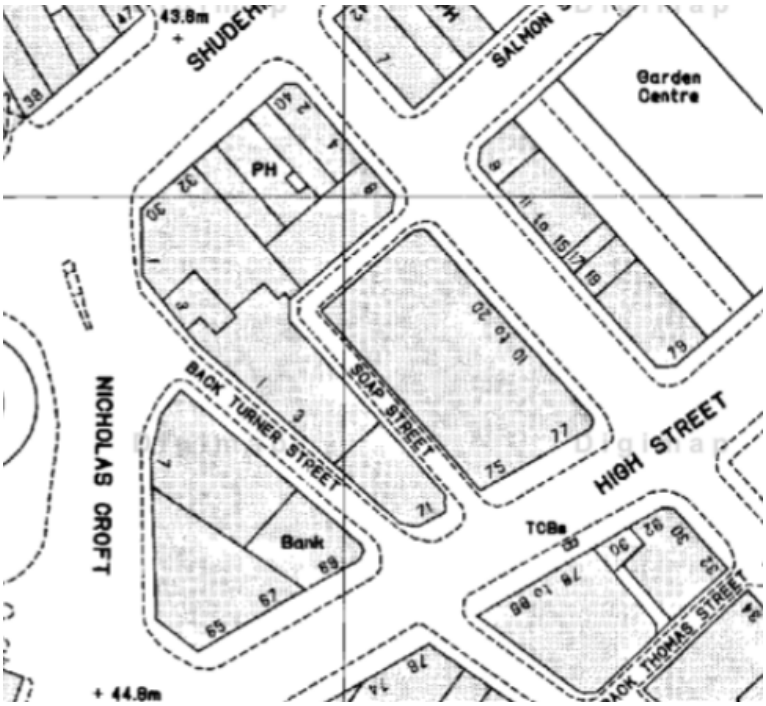



Figure 10: Tenure of the Site, Goad Plan 1931

2.22 The Site and its surroundings remained largely unaltered until the 1980s when regeneration of the town centre began to creep eastwards. The warehouse building at the south-eastern end of the Site, No. 71 High Street, was demolished sometime after 1986 but the site was left vacant and used as a parking lot (fig. 11).




[11] Chas. E. Goad Insurance Plan of the City of Manchester Vol. III: sheet 29, 1931.

Figure 11: OS 1986

The Buildings on the Site[12]

30-32 Shudehill

2.23 The three-storey building was probably originally constructed in the early-19th century as a pair of shops, which was then later converted to commercial and warehousing accommodation. The building appears to have become semi-derelict by the late 1930s and as a consequence the top two floors were demolished before 1962 leaving only the ground floor shop floor remaining, and little historic fabric due to successive shop re-fits throughout the 20th century

1 & 3 Nicholas Croft

2.24 The four-storey building was probably originally constructed in the early-19th century as a warehouse, which was then later demolished/reduced by three floors. The building was a print and fent warehouse during the 1840s and appears to have become semi-derelict by the late 1930s. As a consequence, the top three floors were demolished before 1962 leaving only the ground floor shop floor remaining/reconstructed, and little historic fabric due to successive shop re-fits throughout the 20th century.

1 & 3 Back Turner Street

2.25 No. 1 & 3 Back Turner Street forms a former five-storied boot and shoe warehouse/manufacturers constructed in the early 1920s as an extension to the adjoining J. & E. Smith boot and shoe manufacturers at No. 5 Back Turner Street. The building four bays in length and is in a simplified Edwardian Baroque style, using glazed buff terracotta detailing, such as pilasters, capitals and cartouches, along with the entire ground floor plinth level.

2.26 The building extends through to form a rear elevation on Back Thomas Street, where the quality of materials and design was kept to a very basic level. The building retains none of its original sash windows or doors and was extensively refurbished during the *c*.1990s.

5 Back Turner Street

2.27 This was a building of 1873 originally designed to be two matching warehouses. It was demolished in September 2018 after it was deemed to be structurally unsound.

[12] Stephen Levrant Heritage Architecture Ltd.(2017). Back Turner Street, Manchester – Heritage Statement, May 2017.

Cleared Plot (formerly 71 High Street)

2.28 Previously the site of the 19th century Lloyd's Warehouse, the site was cleared sometime between 1980 and 1986. It has since been used as a surface car park.

The heritage context of the Site

Conservation area

2.29 Back Turner Street is located in the NW sector of the Smithfield Conservation Area (fig. 12). The area is bounded by Swan Street, Oldham Street, Market Street, High Street and Shudehill. The Conservation Area was first designated in 1987 and the Smithfield Conservation Area SPD was adopted by Manchester City Council in September 2012. This document analyses the significance of the Conservation Area and sets out relevant policies for its preservation and enhancement.

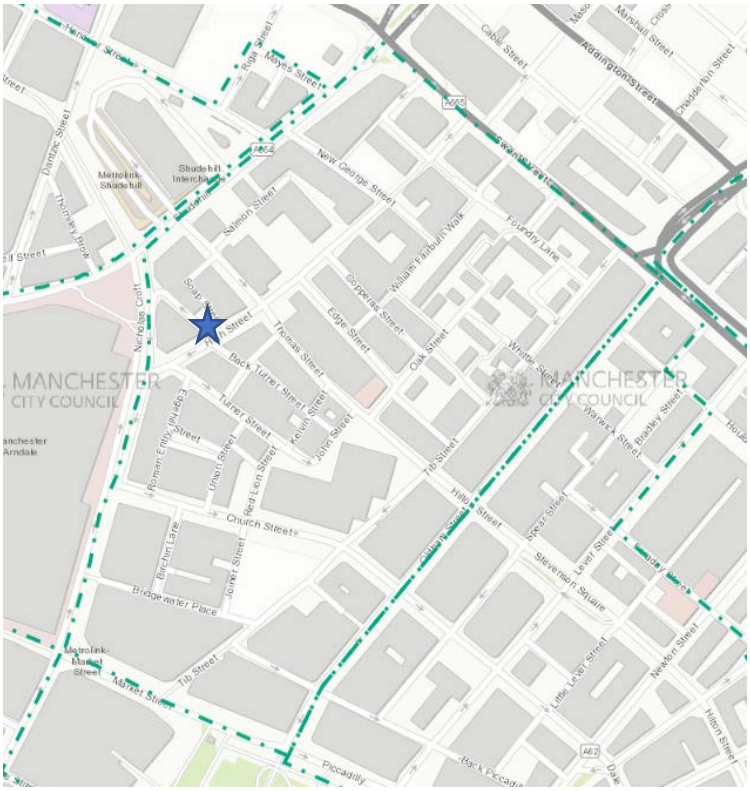



Figure 12: Smithfield Conservation Area (Site marked)

2.30 The Conservation Area SPD notes the small scale of the older 18th century buildings especially around Turner Street, Back Turner Street and Thomas Street saying that these represent the remains of the buildings originally constructed on greenfield sites. 'These streets and the buildings defining them

create a rich tapestry of spaces and built form located hard up to the back of pavement. One of the aims of improvement would be to restore this characteristic where it has been eroded'.

2.31 It goes on: 'A number of sites have been left vacant where buildings have been demolished. Many of these are used as temporary car parks, which detract from the visual appeal of the area. Most of these sites should be developed with buildings which contribute to the character of the conservation area. A mix of uses would be appropriate, with housing being especially welcome'.

2.32 Further, it is noted that: 'Although there is great variety in building materials used in Smithfield, such as brick, stone and stucco, brick with stone dressings predominates. These solid, traditional materials should be used in preference to large expanses of cladding, concrete and glass'. 'The main criterion in urban design terms in this area is about fitting into an established street pattern with the scale of development proportions and materials of major concern.'

Listed buildings

2.33 The buildings within the Site are not listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for special architectural or historic interest.

2.34 There are several Grade II statutorily listed properties in the vicinity of the Site (fig. 13[13]). Those closest to the site are:

- High Street: Nos. 75-77 (Warehouse. c.1860-70);
- Shudehill: Nos. 29 (Warehouse c.1810); 46 (Hare & Hounds PH c.1800 and later alterations);
- Thomas Street: Nos. 9-19 & 79 High Street (Wholesale fish market of 1873 with front range of shops and offices; market building now reduced to its outer walls);10-20 (Warehouse. c.1870-80); 31-35 (Row of 3 small town houses, or shops with dwellings and workshops over, now shops. Late C18, altered).

[13] Historic England, Online: https://historicengland.org.uk

Figure 13: Listed buildings in the vicinity of the Site (outlined in blue)

Locally Listed Buildings

2.35 Manchester City Council does not publish a list of locally listed/buildings of townscape merit buildings.

The significance of the Site and its context

2.36 The architectural and historic interest of Back Turner Street site derives specifically from its place as part of the historic Smithfield area.

2.37 The listed buildings in the vicinity of Back Turner Street, as well as the Smithfield Conservation Area are 'designated heritage assets', as defined by the National Planning Policy Framework (NPPF).

2.38 'Significance' is defined in the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'. The Historic England 'Planning for the Historic Environment Practice Guide' – as 'the sum of its architectural, historic, artistic or archaeological interest'.

2.39 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment' (Historic England, April 2008) describes a number of 'heritage values'

that may be present in a 'significant place'. These are evidential, historical, aesthetic and communal value.

'Evidential value'

2.40 In terms of Historic England's 'Conservation Principles' the Site provides us with 'evidence about past human activity' and by means of its fabric, design and appearance communicates information about its past. The Site retains its ability to do this not just through its physical fabric, but also through its uses (historic and present) and its relationship with the wider urban context. However, following post-war dereliction and subsequent structural failure, many of the buildings on the site no longer yield a great deal of evidential value other than 1-3 Back Turner Street.

2.41 The wider conservation area and listed buildings also provide contextual primary evidence about the past – such as the former Fish Market - and this provides some of the information that helps to understand the evolution of this part of the city.

'Historical Value'

2.42 Back Turner Street, the nearby listed and unlisted buildings, the registered landscape, the conservation area and their relationship to one another collectively illustrate the development of this part of Manchester. Historical value is described as being illustrative or associative. The history of the site illustrates a good deal about how Manchester evolved from the 18$^{th}$ to 20$^{th}$ centuries, about the transformation brought about by commerce and industry and about social change and lifestyles during that period.

2.43 The historic interest in the buildings forming the site has been much diminished by the extent to which the buildings have been physically altered, abandoned or demolished – reducing the ability to recognise their past historical use and value.

2.44 The partial demolition of 30-32 Shudehill, 1-3 Nicholas Croft, the total demolition of 5 Back Turner Street and the adjacent site means these elements yield little or no historical value. 1-3 Back Turner Street does have some historical interest as a surviving element of the warehouse complex it once formed part of.

'Architectural interest', 'artistic interest' or 'aesthetic value'

2.45 It is clear that Back Turner Street has some 'architectural' and 'artistic interest' (NPPF) or 'aesthetic value' ('Conservation Principles') although these values have not been enshrined in a

statutory designation. In respect of design, 'Conservation Principles' says that 'design value… embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship'.

2.46 The truncation of 30&32 Shudehill and Nos. 1-3 Nicholas Croft from three and four storey buildings to one storey (and the extent of alteration to the remaining ground floors) means that this element of the site has lost the majority of its architectural interest and does not contribute to the conservation area. Similarly, the required demolition of 5 Back Turner Street has meant that this empty site does not contribute either. The only building on the site that retains some architectural integrity is 1-3 Back Turner Street which reflects the typical warehouse architecture of the early part of the 20th century through its materials, detailing and design.

'Communal Value'

2.47 This part of Manchester clearly has communal value for many people. It has been a place primarily for employment and retail for nearly 200 years and, close to the city centre, somewhere that many people will have passed through and recognised, even if not stopping.

2.48 As well as the use of the buildings and spaces throughout the conservation area and this site, the architecture and physical fabric of the buildings will also be something that people value – although in the case of the site, this has the potential to be a negative factor – with this prominent site having largely represented urban decay and dereliction for decades. The site sits close to the tram interchange, which will make it all the more prominent in the minds of those waiting at the tram stops. Whilst the communal value of the conservation area and nearby listed buildings to the south and east is likely to be high, the communal value of the site's context to the north and west, with the post-war Arndale development and car park, will be low.

# 3 The legislative, policy and guidance context

Introduction

3.1 This section of the report briefly sets out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment.

The Planning (Listed Buildings and Conservation Areas) Act 1990

3.2 The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Section 66(1) of the Act requires decision makers 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 determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay 'special attention… to the desirability of preserving or enhancing the character or appearance of that area'.

The National Planning Policy Framework

3.3 The revised version of the National Planning Policy Framework (NPPF) was published in February 2019.

3.4 Chapter 12. of the National Planning Policy Framework deals with design: Achieving well-designed places. It begins

> 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process' (paragraph 124).

3.5 Paragraph 127 advises that 'planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.6 Chapter 16 of the National Planning Policy Framework: 'Conserving and enhancing the historic environment' deals with Heritage Assets describing them as 'an irreplaceable resource' that 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.' [14]

Proposals affecting heritage assets

3.7 Paragraph 189 brings the NPPF in line with statute and case law on listed buildings and conservation areas. It says that:

> 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and

[14] The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

no more than is sufficient to understand the potential impact of the proposal on their significance.'

3.8 In terms of the local authority, paragraph 190 requires that they 'identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

3.9 Further, 'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision (paragraph 191).

3.10 Paragraph 192. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

3.11 Paragraph 193 advises local planning authorities that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

3.12 Paragraph 194 continues, 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered

battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. [15]

3.13 In terms of proposed development that will lead to substantial harm to (or total loss of significance of) a designated heritage asset, paragraph 195 states that 'local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use'.

3.14 It continues 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use' (paragraph 196).

3.15 In taking into account the effect of an application on the significance of a non-designated heritage asset the local authority should employ a 'a balanced judgement' in regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 197).

3.16 The NPPF introduces the requirement that 'Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (paragraph 198).

3.17 Where a heritage asset is to be lost, the developer will be required to 'record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact,

[15] Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

and to make this evidence (and any archive generated) publicly accessible' (paragraph 199).[16]

3.18 In terms of enhancing the setting of heritage assets the NPPF states that 'local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. (paragraph 200).

3.19 It goes on however that 'Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole' (paragraph 201).

3.20 Finally, paragraph 202 requires that the onus will be on local planning authorities to 'assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies'.

Planning Practice Guidance

3.21 Planning Practice Guidance provides streamlined guidance for the National Planning Policy Framework and the planning system. It includes guidance on matters relating to protecting the historic environment in the section entitled 'Conserving and Enhancing the Historic Environment'. It is subdivided into sections giving specific advice in the following areas:

- Historic Environment Policy and Legislation
- Heritage in Local Plans
- Decision-taking: Historic Environment
- Designated Heritage Assets
- Non-Designated Assets

[16] Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

- Heritage Consent Processes and
- Consultation Requirements

City of Manchester's Core Strategy

3.22 Manchester's Core Strategy was adopted on 11 July 2012 and is the key document in the Manchester Local Plan.

3.23 Policy EN3 deals with heritage, and says that:

'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre

3.24 New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

3.25 Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset'.

3.26 Some former UDP policies have been saved and form part of the Local Plan. They include Citywide Development Control Policies relating the heritage matters.

3.27 Policy DC18.1 deals with conservation areas, and says:

The Council will give particularly careful consideration to development proposals within Conservation Areas.

a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;

ii) the effect of major changes to the appearance of existing buildings;

iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

iv) the effect of signs and advertisements;

v) any further guidance on specific areas which has been approved by the Council.

b) The Council will not normally grant outline planning permission for development within Conservation Areas.

c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area.

d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

3.28 Policy DC19.1 deals with listed buildings and says:

In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy the Council will:

a) not grant Listed Building Consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b) not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c) not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d) seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

e) permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f) not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result

Historic England guidance on the setting of heritage assets

3.29 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets provides guidance regarding the setting of heritage assets and how to assess the effect of change on that setting. The document provides 'information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG)'.

3.30 The guidance echoes the definition of 'setting' in the NPPF as 'the surroundings in which [the asset] is experienced' and continues: 'its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

3.31 The guidance provides, at Paragraph 12, a step-by-step methodology for identifying setting, its contribution to the significance of a heritage asset, and the assessment of the effect of proposed development on that significance:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

3.32 The document then sets out how the step-by-step methodology is used and considers each step in more detail.

Historic England tall building guidance

3.33 Historic England Historic England Advice Note 4 (as opposed to 'Good Practice Advice in Planning Notes') advises applicants to 'identify the zones of visual influence of a proposal'; 'guide and improve design', making use of Design Review; and 'understand what illustrative material is likely to be needed'. It sets out a checklist 'when preparing an application' as follows:

a. Design and Access Statement

b. Heritage assessment

c. Assessment of context (local and town- or city-wide)

d. Assessment of cumulative impacts

e. Environmental Impact Assessment

f. Satisfaction of the following design criteria:

- Architectural quality;
- Sustainable design and construction;
- Credibility of the design;
- Contribution to public space and facilities;
- Consideration of the impact on the local environment (and particularly at ground level);
- Provision of a well-designed inclusive environment.

3.34 The Advice Note says that a high quality scheme 'will have a positive relationship' with:

a. Topography

b. Character of place

c. Heritage assets and their settings

d. Height and scale of development (immediate, intermediate and town- or city-wide)

e. Urban grain and streetscape

f. Open spaces

g. Rivers and waterways

h. Important views including prospects and panoramas

i. The impact on the skyline

3.35 The Advice Note continues: 'A successful application will have fully addressed a range of design criteria. Delivering architectural quality involves a consideration, amongst other things, of the building's:

a. Scale
b. Form and massing
c. Proportion and silhouette
d. Facing materials
e. Detailed surface design
f. Relationship to other structures
g. Impact on streetscape and near views
h. Impact on cityscape and distant views
i. Impact on the skyline

# 4 The proposed development and its effect

4.1 The proposed scheme is illustrated in the design drawings and Design & Access Statement from Jon Matthews Architects, submitted with the application.

The proposed scheme

4.2 The proposal is for c. 47,000 sqft of office space across three interlinking buildings.

4.3 Following the analysis of the buildings on the site, as articulated in the previous sections, it is clear that the only building that makes a positive contribution to the character and appearance of the Smithfield conservation area is 1-3 Back Turner Street. As a consequence the proposal has incorporated this building into the overall scheme.

4.4 This concrete-framed building, central to the development, is to be transformed into office space across five floors, plus a sixth floor space. The elevations will be restored and repaired and details retained to maintain the building's character.

4.5 On the corner of Shudehill and Nicholas Croft a tower will rise to 17 part 18 storeys. This will address a major junction and route into the city centre from the north, in effect forming a gateway to the Northern Quarter. The building has been given an inverted pitch articulation to reduce the impact of the tower and provide a slim, elegant appearance. It will gradually step inwards along Back Turner Street, ensuring a generous distance to the opposite building. It will be glass clad to give it a light appearance in contrast to the brick elevations of the retained warehouse and new office space to the south along Back Turner Street.

4.6 The cladding wraps around the form of the building like a taught, tightly stretched lightweight skin and has been designed to show minimal detailing to ensure a simple and elegant finish.

4.7 The block at the High Street end of the site are set back from the road revealing a pocket park. It will further office space over three floors with commercial uses at Ground Floor. This building is the new addition most embedded within the Smithfield conservation area as the materials reflect this sensitivity. The blend of bricks proposed will directly reflect the textures and tones found in the surrounding building. The facades will be complemented by brick and stone detailing and recessed windows.

4.8 Each building boasts its own character, materiality and form – but with an interconnectivity that means they sit harmoniously alongside each other and within the conservation area.

Effect on heritage significance

4.9 Whilst the site sits within the Smithfield Conservation Area, the site does not contain any listed buildings and only one building that reflects the wider historic character of the conservation area.

4.10 The site of 30-32 Shudehill and 1-3 Nicholas Croft relate as much to the townscape outside the conservation area (including the adjoining Shudehill Conservation Area) as within – forming a key corner of a wide open junction that is surrounded by buildings of considerably different styles, heights and uses.

4.11 The proposals are designed to bridge this change in urban context from Shudehill and Nicholas Croft to the west and the Northern Quarter and Smithfield conservation area to the east.

4.12 This approach is also relevant for the impact of the proposal on the Shudehill Conservation Area – which lies to the north and north east of the site.

4.13 By creating three separate but connected buildings the transition is made in a seamless way from the modern tower through the retained warehouse building to the brick duplex building siding the High Street. This breaking up of the site also relates well to historical plot sizes on the site and the different plot widths and sizes throughout the Smithfield conservation area.

Conclusion

4.14 Currently the majority of the site is either vacant or of poor quality. There will be clear improvement in the quality of the townscape in and around the application site over the present situation. The setting of nearby heritage assets will undoubtedly be altered, but in a highly positive way. The nature and location of the heritage assets in question, and the existing nature of the surrounding townscape, does not imply a specific architectural response on the site – the type of response, for instance, that would require the scale of development to more closely respect the general scale of the nearby conservation areas.

4.15 In summary, the proposals will have:

- A minor but positive effect on the nearby listed buildings;
- A minor but positive effect on the Smithfield Conservation Area;
- A neutral effect on nearby listed buildings or other heritage assets, including the Shudehill Conservation Area.

The townscape and visual impact of the proposed scheme

4.16 The following section of the report analyses the impact of the proposed scheme by means of CGI views of the proposed development from a number of different viewpoints that were agreed with the Council in the course of the pre-application discussions.

4.17 The views are shown in a baseline condition, followed by an image showing the proposed development. A commentary on the existing and proposed townscape conditions is provided.

4.18 In particular consideration as to the extent to which heritage significance within the view has been affected by the proposal is considered – and whether this impact is either beneficial or adverse.

4.19 The following criteria of effect have been applied, in terms of impact upon the significance or visual character of the heritage assets:

4.20 None -works that result in no material change;

- Negligible – alteration works that result in no significant material or visual change;
- Minor – changes that only make a small difference to the public's ability to understand and appreciate the heritage asset and may be either adverse or beneficial;
- Moderate – a change that makes an appreciable difference to the public's ability to understand the heritage asset and may be either adverse or beneficial;
- Substantial – these will be changes which have a fundamental impact on our appreciation of the heritage asset and maybe either adverse or beneficial.

View 1

Existing

Proposed

4.21 Existing

This view is taken from close to the junction of the High Street and Market Street, looking north. The view is dominated by the High Street and the tram pylons. The long expanse of the Arndale Centre stretches along the left hand side of the road. The various buildings on the right hand side of the High Street lie within the Smithfield Conservation Area and the Debenhams building in the immediate foreground on the right is listed Grade II.

In the background, the CIS Tower can be seen above the Arndale Centre. The view is terminated by the NCP Carpark and Basil Chambers at the junction with Shudehill. Basil Chambers is a late Victorian building, typical of its age in terms of quality and stonework. The NCP carpark is a modern structure clad in glass.

The view highlights the wide variety of architectural styles, forms and heights in this part of the City Centre.

4.22 Proposed

The proposed Development would appear in the backdrop of the view, in front of the NCP carpark, but behind Basil Chambers. In the context of this view the proposed tower sits comfortably within the multi-layered townscape and multitude of architectural styles along side the CIS Tower and provides a marker for the end of the street.

The simplicity of the proposed glazing cladding and lightweight materiality and appearance of the proposed tower will ensure that Basil Chambers retains its architectural prominence, whilst the tower itself does not compete visually in terms of scale or form with the other buildings in the view.

The overall impact of the proposal on this view will be Minor and Beneficial.

View 2

Existing

Proposed

4.23 Existing

This view is taken from the High Street within the Smithfield conservation area looking south west towards the site. The view is dominated by the ornate red brick Romanesque façade of the Grade II listed former Fish Market. Also visible on right hand side of the High Street are the corner of the Grade II listed 9-19 Thomas Street, and on the other side of the junction, Grade II listed 75-77 High Street.

Behind the façade of the former Fish Market new modern development appears above the gable end signalling the regeneration and regeneration of the Market.

The view is terminated by the Arndale Centre NCP Carpark.

4.24 Proposed

The proposed development is largely hidden behind the existing buildings; however, a small element of the tower will appear behind the modern building within the Fish Market. In this context, it forms part of the multi-layering of buildings that typify the evolution of Manchester.

Its height is such that the rich and ornate elevation of the Fish Market retains its dominance in the view, and the proposed tower sits well below the top of the Market gable – also ensuring that the character of the conservation area and those buildings that positively contribute to it remains intact.

The simple lines and lightweight materiality of the tower will further ensure that it does not dominate the view but blends into the background.

The effect of the proposal on this view will be Minor, but Beneficial. The proposal will be visible above the Fish Market elevation but relates more to the existing modern element and allows the more significant to retain its prominence. The architectural approach to the new tower, like the new development at the Fish Market juxtaposes the 'new' city with the 'old', allowing both to be celebrated.

View 3

Existing

Proposed

4.25 Existing

This view is taken from the junction of Shudehill and New George Street within the Shudehill conservation area looking south west. The view is dominated by the modern Premier Suites hotel with its dark engineering elevation on the left hand side and is terminated by the Arndale Centre multi-storey carpark.

Whilst the buildings on the left hand side of the street are within the Smithfield Conservation Area and those on the right within the Shudehill Conservation Area, in reality the majority of the development visible is modern with little of heritage significance to be seen in this view.

4.26 Proposed

The proposed development would appear behind the Premier Suites building in the backdrop of the view, partially hidden by the Premier Suites, and partially hiding the Arndale Centre carpark.

In the context of the surrounding buildings and by the nature of the proposed materiality, the building would not dominate this view but sit comfortably within it.

The effect of the proposal would be Minor in heritage terms – there will be no appreciable difference in the public's ability to appreciate or understand either the conservation areas or any listed buildings. The quality of materials and architectural form the proposed tower will ensure that its contribution to this view will be Beneficial.

View 4

Existing

Proposed

4.27 Existing

This view is taken from the Rochdale Road looking south west towards the City Centre and the site along Shudehill.

The view is dominated by the intersection between Shudehill and the Ring Road and the Crowne Plaza Hotel in the centre foreground. To the right is modern development under construction and in the distance the Arndale Tower.

The view typifies the evolution of Manchester over the past century with the multi-layering of heights, styles and materials.

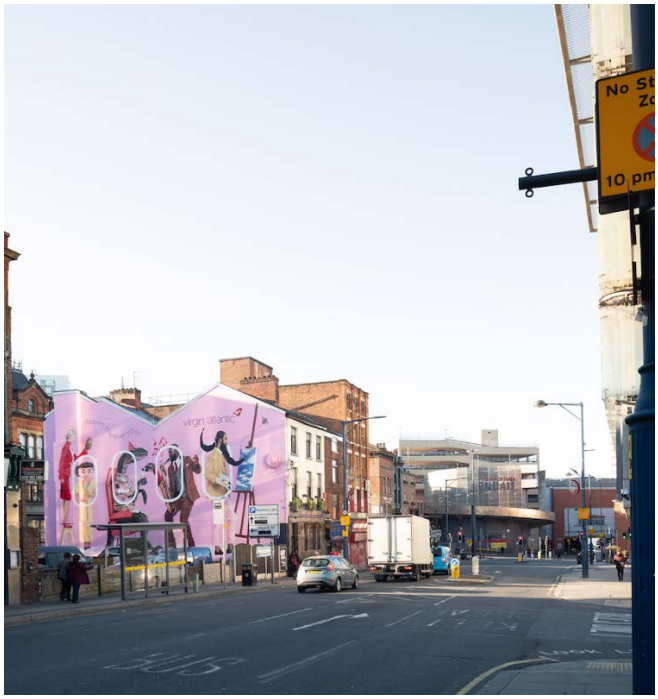
4.28 Proposed

The proposed development sits very comfortably within this view to the right of the Crowne Plaza and in front of the Arndale Centre multi-storey car park. Visually its height is entirely commensurate with other development in the view such that it would neither dominate or overwhelm any other structures.

Similar to View 3, the effect of the proposal would be Negligible in heritage terms – there will be no appreciable difference in the public's ability to appreciate or understand either the conservation areas or any listed buildings. With regard to townscape, the proposal helps draw the eye towards the city centre. The high quality nature of the architectural form of the proposed tower will ensure that its contribution to this view will be Beneficial.

View 5

Existing




Proposed

4.29 Existing

This view is taken from within the Shudehill Conservation Area, on the northern side of Shudehill, looking south west towards the proposal site. The view is dominated by the flank elevation of the Hare and Hounds pub and the vacant site to its north. Beyond that is the flat roofed brick flank elevation on the corner of Shudehill and Thomas Street.

The proposal site cannot be directly seen in this view, which is terminated by the Arndale Centre NCP car park.

Whilst the existing view contains a number of older buildings that form part of the character of the conservation area, the reality of the view is one of a mixed urban scene with old, new and gap sites visible.

4.30 Proposed

The proposed development will rise behind the Hare and Hounds pub partially obscuring the car park structure. The tower will provide a marker for the top of the High Street.

The effect of the scheme in this view will be Moderate. The proposal sits behind the cluster of older buildings and does not prevent an appreciation of them. It does not prevent an appreciation of buildings of interest. Whilst the juxtaposition of scale between the new tower and the older buildings in the foreground is considerable, provision of a carefully considered building with high quality materials can Beneficially enhance the perception of regeneration at a key junction in the city centre.

View 6

Existing

Proposed

Existing

This is taken from the High Street at its junction with Back Turner Street looking north west directly towards the site from within the Smithfield conservation area.

The view is dominated by the vacant site and the scarred flank elevation of 1-3 Back Turner Street. To the right are the listed 75-77 High Street and 10-20 Thomas Street (along Soap Street) and on the left Victorian commercial architecture that typifies the conservation area.

4.31 Proposed

The proposed development sits directly in the middle of this view with the flank elevation of the proposed office building fronting the High Street.

Within the High Street, Back Turner Street and Soap Street context the proposed form, scale and materials have been carefully chosen to ensure that the development sits comfortably and contextually with the surrounding buildings including much improved landscaping.

The development knits 1-3 Back Turner Street back into its urban context and the articulation of the elevations ensures that it follows the rhythm and articulation found across the conservation area it also contributes to vibrancy and animation in the street.

The proposed tower element of the development sits behind 1-3 Back Turner Street, relating more to the city 'behind' and signals the proximity of the Northern Quarter to the city centre. The lightweight and simple architectural approach to the tower will ensure that it is a recessive element despite its scale.

The effect of the proposal in this view is Substantial but Beneficial – providing a combination of sensitive and dynamic regeneration to this part of the conservation area and city.

View 7

Existing

Proposed

4.32 Existing

This view is taken on Back Turner Street further to the north west immediately adjacent to the former 5 Back Turner Street.

The view epitomises the historic tight nature of Back Turner Street with the older remaining buildings on both sides tight against the edge of the pavement.

The view highlights the scarred revealed flank elevation of 1-3 Back Turner Street.

In the distance is the rear of the Arndale Centre complex across Nicholas Croft.

4.33 Proposed

The proposed view illustrates how the development will knit the urban fabric of Back Turner Street back together with a carefully considered design that reflect the materiality and form of the surrounding buildings – particularly through the use of brick (including brick detailing) and glass. It also highlights the restored and regenerated 1-3 Back Turner Street.

The effect of the proposal on this view will be Substantial and very Beneficial. The proposals will have a fundamentally positive and Beneficial impact on current sense of dereliction and decay.

View 8

Existing

Proposed

4.34 Existing

This view is looking down the High Street from its junction with Thomas Street to the south west.

In the foreground is the Grade II listed 75-77 High Street whilst beyond that on the right hand side of High Street are further Victorian commercial buildings that typify the Smithfield Conservation Area.

The view is terminated by the Arndale Centre NCP Car park.

4.35 Proposed

The proposed development will not appear in this view, but is pulled back along Back Turner Street to provide the small pocket park that allows the surrounding historic buildings to be appreciated.

The physical effect of the proposal will thus be None, however the presence of high quality regeneration beyond the view has the potential, over time, to enhance the Beneficial communal value that the new development will engender.

View 9

Existing

Proposed

Existing

This view is from Shudehill, within the Shudehill conservation area looking north east towards the proposal site. The view is dominated by the spiral access ramp to the Arndale Centre NCP car park.

In the distance 30-32 Shudehill and 1-3 Nicholas Croft can be seen providing a scarred and derelict gateway to the Northern Quarter within the Smithfield conservation area.

The architectural and urban quality of the existing context is poor – the buildings within the conservation area represent dereliction and decay, whilst the more dominant modern buildings are functional and oppressive.

4.36 Proposed

The proposed development would sit in the background of the view, and will provide a high quality marker and gateway to the Northern Quarter beyond.

The architecture treatment has been carefully conceived to provide an elegant tower with its multi-faceted roof line dipping down at the corner. At its lower floors the tower has been peeled back to open the corner of the site towards Shudehill and to preserve a visual and physical connection to the corner of the existing building at 1-3 Back Turner Street.

The effect of the proposal on this view will be Substantial - it will have a fundamental impact on the view. However, we believe that this impact is a Beneficial one. The quality of the proposal demonstrates a positive enhancement in the regeneration of this part of the city in terms of the use of materials and simple and elegant architecture.

View 10

Existing

Proposed

4.37 Existing

This view is from Dantzic Street, within the Shudehill conservation area, looking south east towards the proposals site. The view is dominated by the tram lines and raised platforms. The surrounding buildings are set well back from the road/tramway and are of an eclectic mix of age, style and form.

The side elevation of 1-3 Back Turner Street can be seen in the distance behind the partially demolished 30-32 Shudehill and 1-3 Nicholas Croft. To the right of that is the Basil Chambers Building.

Whilst the view is towards the Smithfield Conservation Area and the Northern Quarter, in reality it is not an urban view of particular quality.

4.38 Proposed

The proposed development offers the opportunity to mark the entrance to the Northern Quarter and the important junction at the top of the High Street with a building of architectural quality.

The effect of the proposal will be Substantial in terms of townscape, but only Moderate in terms of heritage. The proposed tower will clearly be visually prominent, however the quality of the proposal and its relationship with the modern tram system in the foreground help to highlight a progressive regenerating city.

The older buildings within the Smithfield conservation area of quality remain unaffected and the proposal will fix the scarred edge of 1-3 Back Turner Street thus Beneficially enhancing the view.

View 11

Existing

Proposed

4.39 Existing

This view is on Hilton Street looking north west at its junction with Oldham Street into the Smithfield Conservation Area.

In the heart of the Northern Quarter, the buildings and view typify the grid pattern nature of the area and the eclectic mix of buildings that make up the area.

Materials range from red brick to stucco, with glass and steel modern interventions sitting alongside and as part of the architectural mix of the area.

4.40 Proposed

The proposed view illustrates how the proposed tower will sit in the far distance as a backdrop to the view, but will not dominate its context – rather provide a marker for the city centre beyond.

The effect of the proposal in this view is Negligible. Located in the far distance, it has no impact on the public's ability to understand or appreciate the more immediate and middle-distance urban context. The combination of light materiality and modern form provides a positive and Beneficial marker of the vibrant city centre.

Summary

4.41 Overall, we believe that the proposal has a Beneficial impact on the both the heritage assets and townscape in the views illustrated above. Where the proposal appears more prominent in views either the quality and significance of the heritage assets remain fully appreciable, or the urban decay and dereliction of recent decades is positively stitched back together.

4.42 The proposals offer a positive combination of sensitive infill and dynamic city regeneration.

# 5 Compliance with policy and guidance

5.1 This report has provided a detailed description and analysis of the significance of Back Turner Street and its heritage context, as required by Paragraph 189 of the National Planning Policy Framework. In addition, the report also describes (in Section 4 'The proposed development and its effect') how the proposed scheme will affect that heritage significance. We believe that the effect is positive, and for that reason, the scheme complies with policy and guidance.

The Planning (Listed Buildings and Conservation Areas) Act 1990

5.2 The conclusion of our assessment, contained in previous sections in this report, is that the proposed scheme for Back Turner Street preserves the setting of nearby listed buildings and the character and appearance of the Smithfield and Shudehill Conservation Areas. The proposed scheme thus complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The level of 'harm' caused by the proposed scheme

5.3 As outlined in Section 4, the NPPF identifies two levels of potential 'harm' that might be caused to a heritage asset by a development: 'substantial harm…or total loss of significance' or 'less than substantial'. Both levels of harm must be caused to a *designated* heritage asset – in this instance nearby listed buildings or the Smithfield and Shudehill Conservation Areas.

5.4 The only potential for 'substantial' harm would be if the proposed works at Back Turner Street caused the loss of something central to the special interest of these heritage assets. In reality, the proposals will regenerate a building that makes a positive contribution to the character and appearance of the Smithfield conservation area, will develop a currently vacant site with a structure that has taken its cue in terms of materials, form and scale with the immediately surrounding older buildings and replace buildings that currently make a negative contribution to the conservation area in an important gateway location with a building of high quality that will signal the entrance to the Northern Quarter in a dynamic way.

The balance of 'harm' versus benefit

*5.5* The scheme provides a tangible public benefit in the form the enhancement over the present situation – it will provide high quality office and commercial accommodation on a site that currently (and for many years) has given the impression of dereliction and abandonment.

*5.6* The proposals will regenerate and celebrate the key positive contributor on the site and knit it back into its urban context - enhancing its contribution to the conservation area, whilst redevelopment the two other elements that currently make a negative contribution – all public and heritage benefits to the conservation area and Manchester.

The National Planning Policy Framework

5.7 This report has provided a description and analysis of the significance of Back Turner Street and its heritage context, as required by Paragraph 189 of the National Planning Policy Framework.

5.8 The proposal satisfies paragraph 192 in making a positive contribution to local character and distinctiveness.

5.9 The proposed scheme complies with Paragraph 193 and 194 in that it conserves local heritage assets and does not contribute to any substantial harm of loss of significance.

5.10 We do not believe that the scheme involves any 'less than substantial harm to the significance of a designated heritage asset', but helps achieve 'optimum viable use' – regenerating a key prominent site and providing a gateway entrance to the Northern Quarter, satisfying paragraph 196.

5.11 The proposed development certainly enhances and reveals the setting of heritage assets and preserves those elements of the setting that make a positive contribution to the asset as required by paragraph 200.

City of Manchester Core Strategy

5.12 In positively addressing the requirements of the National Planning Policy Framework, the works also meet the policy requirements of the Manchester Core Strategy and in particular the policies relevant to the historic built environment.

5.13 In terms of Policy EN3 the proposal 'complements and take advantage of the distinct historic and heritage features' of the Smithfield Conservation Area and preserves and enhance the 'historic environment, the character, setting and accessibility'

of both the nearby listed buildings and the conservation area and 'enable the re-use of heritage assets' consistent with their significance.

5.14 In reference to Policy DC18.1 on Conservation Areas, the proposal seeks preserve and enhance the character of the Smithfield Conservation Area. The relationship of the new structures to neighbouring buildings and spaces and the effect of major changes to the appearance of existing buildings has been carefully considered. It brings back into viable economic use a characterful building asset which can no longer be used for the purpose for which it was originally built which will serve to enhance and revitalise the Smithfield Conservation Area.

5.15 In reference to Policy DC19.1, no listed building will be demolished. The proposal seeks to 'preserve and enhance the settings of [nearby] listed buildings by appropriate control over the design of new development in their vicinity'.

# 6 Summary and conclusion

6.1 Back Turner Street is located in central Manchester, the 'Northern Quarter' an area recognised as being of heritage importance by virtue of its remaining historic fabric.

6.2 The Site is not listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. It lies within the Smithfield Conservation Area.

6.3 The historic interest of the Site lies primarily in the pattern of its development throughout the 19th and early 20th centuries as part of the commercial life of Manchester. The architectural and historic interest of the Site and the setting of nearby listed buildings and the character and appearance of the Smithfield Conservation Area will be preserved by the proposed works.

6.4 The majority of the site makes a negative contribution, architecturally, to the character and appearance of the conservation area, except for 1-3 Back Turner Street which has lost much of its immediate adjacent context.

6.5 The proposed works will bring a derelict building and empty lots back into significant social and economic use benefiting both the Smithfield Conservation Area and the wider Manchester economy. Overall, the proposed development will sensitively upgrade this corner of the Smithfield Conservation Area with an intervention which responds thoughtfully and robustly to the aesthetic of The Northern Quarter. They will have a beneficial impact on the surrounding heritage assets and townscape.

6.6 For these reasons, the proposed scheme will comply with the law, and national and local policies and guidance for urban design and the historic built environment.

72 Pymer's Mead
London SE21 8NJ
T: 020 8670 9057
F: 0871 750 3557

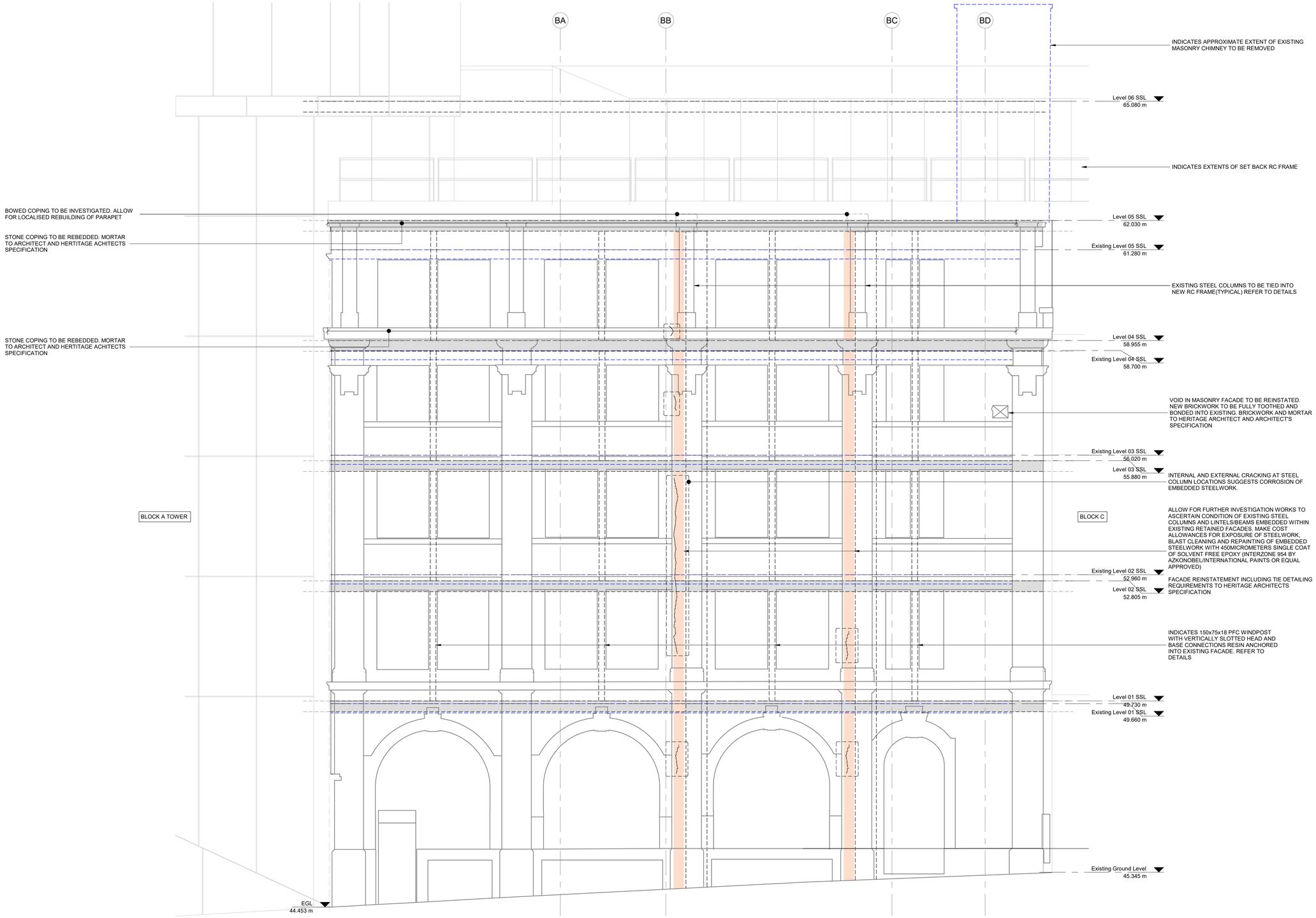
mail@kmheritage.com
www.kmheritage.com

© 2020

HOLLIS

# Appendix D

# Structural engineer proposal drawings




BLOCK B BACK TURNER STREET FACADE ELEVATION

1 : 50

NOTES:

1. REFER TO DRAWING S-00-010 FOR GENERAL NOTES.
2. THIS DRAWING REFERS ONLY TO STRUCTURAL REMEDIAL WORKS REQUIRED TO THE BUILDING FACADES. FOR ARCHITECTURAL REQUIREMENTS REFERTO HERITAGE ARCHIECT AND ARCHITECT DRAWINGS AND SCHEDULES OF REPAIRS.
3. FOR SPECIFICATION OF NEW MASONRY, LINTELS AND MORTAR, REFER TO HERITAGE ARCHITECT AND/OR ARCHITECT'S SPECIFICATIONS SUBJECT TO ENGINEER'S APPROVAL

**HEALTH AND SAFETY NOTES:**

IN ADDITION TO THE HAZARDS AND RISKS NORMALLY ASSOCIATED WITH WORKS OF THE NATURE,NOTE THE FOLLOWING ABNORMAL RISKS IDENTIFIED

| | |
|---|---|
| ⚠ | IMPACT FROM DEMOLITION OF EXISTING FLOOR STRUCTURES BEHIND COULD CAUSE DAMAGE TO FACADE OR NEIGHBOURING BUILDINGS. DEMOLITION WORKS TO BE CAREFULLY PLANNED AND SEQUENCED BY SPECIALIST DEMOLITION CONTRACTORS. |
| ⚠ | TEMPORARY WORKS DESIGN REQUIRED TO DETERMINE EXISTING FLOOR LOADING CAPACITY. DEMOLITION WORKS TO BE PLANNED TO SUIT AND VIBRATIONS LIMITED. |
| ⚠ | PROXIMITY OF OVERHEAD TRAM LINES. CONTRACTOR TO AGREE AND IMPLEMENT A SAFE WORKING AGREEMENT WITH TFGM. |
| ⚠ | EXISTING TEMPORARY RESTRAINT WORKS TO EXPOSED BLOCK B GABLE END TO BE PERIODICALLY INSPECTED AND MAINTAINED |

ALLOW FOR REPLACEMENT OF BRICKS WHICH HAVE WEATHERED 25-30mm

ALLOW FOR MORTAR FILLING OF WEATHERED JOINTS IN BRICKWORK THROUGHOUT USING HLF 3.5 LIME MORTAR. FOR REPOINTING REQUIREMENTS REFER TO HERITAGE ARCHITECT'S SPECIFICATION

| Rev: | Description: | Date: | By: | Chkd: |
|---|---|---|---|---|
| P01 | STAGE 3 | 02.10.20 | SS | EM |

renaissance

Renaissance Associates Ltd
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

Project:

BACK TURNER STREET, MANCHESTER

Drawing Title:

*BLOCK B BACK TURNER STREET FACADE ELEVATION*

Status:

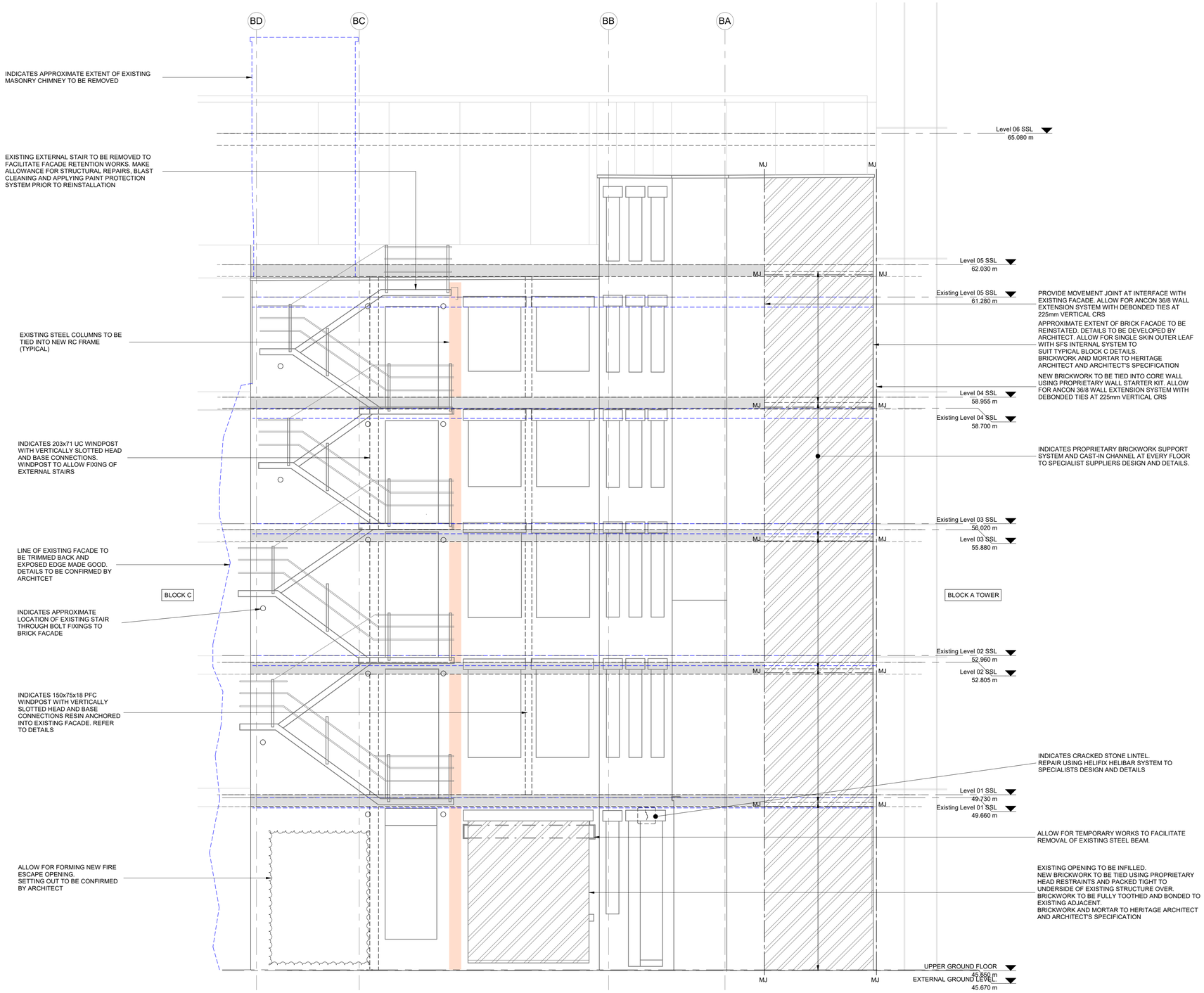
STAGE 3

| Size: | Date: | Drawn by: | Designed by: | Checked by: |
|---|---|---|---|---|
| A1 | OCT'20 | SV | EM | PC |

Scale: 1:50 | Project No: 1709-07

| Project: | Originator: | Volume: | Level: | Type: | Role: | Category/Number: | Rev: |
|---|---|---|---|---|---|---|---|
| BTS- | REN- | 00- | ZZ- | DR- | S- | 04000 - | P01 |

This drawing has been prepared for sole benefit, use and information of the client for the purpose set out and commissioning it. The liability of **renaissance** in the respect of information contained in this drawing will not extend to any third party. This document should not be used in whole or part by any third parties without the express written permission of **renaissance**.




BLOCK B SOAP STREET FACADE ELEVATION

1 : 50

NOTES:

1. REFER TO DRAWING S-00-010 FOR GENERAL NOTES.
2. THIS DRAWING REFERS ONLY TO STRUCTURAL REMEDIAL WORKS REQUIRED TO THE BUILDING FACADES. FOR ARCHITECTURAL REQUIREMENTS REFERTO HERITAGE ARCHIECT AND ARCHITECT DRAWINGS AND SCHEDULES OF REPAIRS.
3. FOR SPECIFICATION OF NEW MASONRY, LINTELS AND MORTAR, REFER TO HERITAGE ARCHITECT AND/OR ARCHITECT'S SPECIFICATIONS SUBJECT TO ENGINEER'S APPROVAL

**HEALTH AND SAFETY NOTES:**

IN ADDITION TO THE HAZARDS AND RISKS NORMALLY ASSOCIATED WITH WORKS OF THE NATURE,NOTE THE FOLLOWING ABNORMAL RISKS IDENTIFIED

| | |
|---|---|
| ⚠ | IMPACT FROM DEMOLITION OF EXISTING FLOOR STRUCTURES BEHIND COULD CAUSE DAMAGE TO FACADE OR NEIGHBOURING BUILDINGS. DEMOLITION WORKS TO BE CAREFULLY PLANNED AND SEQUENCED BY SPECIALIST DEMOLITION CONTRACTORS. |
| ⚠ | TEMPORARY WORKS DESIGN REQUIRED TO DETERMINE EXISTING FLOOR LOADING CAPACITY. DEMOLITION WORKS TO BE PLANNED TO SUIT AND VIBRATIONS LIMITED. |
| ⚠ | PROXIMITY OF OVERHEAD TRAM LINES. CONTRACTOR TO AGREE AND IMPLEMENT A SAFE WORKING AGREEMENT WITH TFGM. |
| ⚠ | EXISTING TEMPORARY RESTRAINT WORKS TO EXPOSED BLOCK B GABLE END TO BE PERIODICALLY INSPECTED AND MAINTAINED |

ALLOW FOR REPLACEMENT OF BRICKS WHICH HAVE WEATHERED 25-30mm

ALLOW FOR MORTAR FILLING OF WEATHERED JOINTS IN BRICKWORK THROUGHOUT USING HLF 3.5 LIME MORTAR. FOR REPOINTING REQUIREMENTS REFER TO HERITAGE ARCHITECT'S SPECIFICATION

| Rev: | Description: | Date: | By: | Chkd: |
|---|---|---|---|---|
| P01 | STAGE 3 | 02.10.20 | SS | EM |

renaissance

Renaissance Associates Ltd
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

Project:

BACK TURNER STREET, MANCHESTER

Drawing Title:

*BLOCK B SOAP STREET FACADE ELEVATION*

Status:

STAGE 3

| Size: | Date: | Drawn by: | Designed by: | Checked by: |
|---|---|---|---|---|
| A1 | OCT'20 | SS | EM | PC |

Scale: 1:50 | Project No: 1709-07

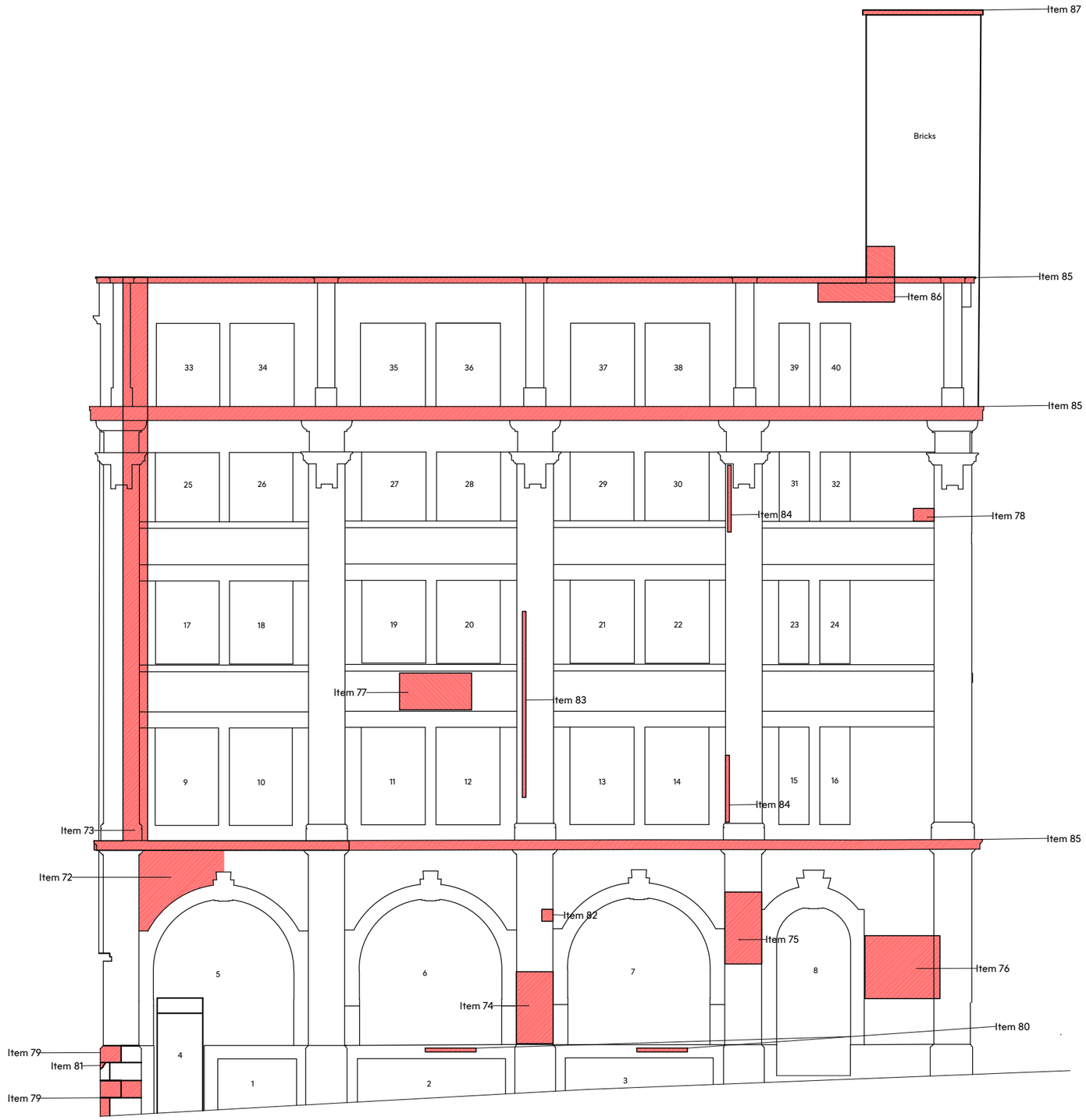
| Project: | Originator: | Volume: | Level: | Type: | Role: | Category/Number: | Rev: |
|---|---|---|---|---|---|---|---|
| BTS | REN | 00 | ZZ | DR | S | 04010 | P01 |

This drawing has been prepared for sole benefit, use and information of the client for the purpose set out and commissioning it. The liability of **renaissance** in the respect of information contained in this drawing will not extend to any third party. This document should not be used in whole or part by any third parties without the express written permission of **renaissance**.

HOLLIS

# Appendix E

# Hollis drawings – Defect analysis




# Back Turner Street Elevation

Scale 1:100

Scale Bar (m)

0 1 2 3 4 5

## NOTES

1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
2) HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
3) ALL DIMENSIONS ARE IN METRES ONLY.
4) ALL LEVELS ARE BASED ON AN ARBITRARY DATUM.
5) DRAWINGS PROVIDED BY THIRD PARTY AND SUBJECT TO HOLLIS SURVEY.

## KEY

| | | | |
|---|---|---|---|
| A | Alarm | HB | Hand Basin |
| A/C | Air Conditioner | HR | Handrail |
| AH | Arch Height | IC | Inspection Cover |
| AL | Arch Level | IRF | Iron Railing Fence |
| ASH | Arch Spring Height | JB | Junction Box |
| ASL | Arch Spring Level | L | Light |
| ATM | Automated Teller Machine | LB | Litter Bin |
| B | Bollard | Max | Maximum |
| BGP | Break Glass Point | Min | Minimum |
| BH | Floor To Beam Height | O/H | Overhead |
| Br | Brick | OBF | Open Boarded Fence |
| BRW | Brick Retaining Wall | OSBM | Ordnance Survey Bench Mark |
| BSL | Beam Soffit Level | P | Post |
| BW | Brick Wall | PLI | Pavement Light |
| BWF | Barbed Wire Fence | PRF | Post and Rail Fence |
| CBF | Close Boarded Fence | PS | Paving Stones |
| CCTV | Closed Circuit Television | PWF | Post and Wire Fence |
| CH | Cill To Head Height | Rad | Radiator |
| Chy | Chimney | RDM | Recessed Door Mat |
| CIF | Corrugated Iron Fence | Ri | Riser |
| CL | Cover Level | RSD | Roller Shutter Door |
| CLF | Chain Link Fence | RSJ | Rolled Steel Joist |
| Col | Column | RWP | Rain Water Pipe |
| Conc | Concrete | SB | Sign Board |
| CoW | Cable on Wall | SBM | Site Bench Mark |
| CPS | Concrete Paving Slabs | SC | Stop Cock |
| Cup | Cupboard | SF | Security Fence |
| DH | Door Height | SH | Spring Height |
| DP | Down Pipe | Sh | Skylight |
| DrC | Drainage Channel | SO | Smoke Outlet |
| DtH | Duct Height | SP | Sign Post |
| EJB | Electrical Junction Box | SS | Security Sensor |
| EM | Electricity Meter | T | Telephone |
| ESG | Electrical Switchgear | TBM | Temporary Bench Mark |
| FA | Fire Alarm | ToW | Top Of Wall |
| FB | Flower Bed | Typ | Typical |
| FC | Floor To Cill Height | U/L | Unable To Lift |
| FE | Fire Extinguisher | V | Vent |
| FHR | Fire Hose Reel | VCP | Vehicle Charging Point |
| FL | Floor Level | VP | Vent Pipe |
| Flr | Floodlight | W | Window |
| G | Gully | WCL | Window Cill Level |
| GC | Gas Cock | WH | Water Heater |
| GM | Gas Meter | WHL | Window Head Level |
| GV | Gas Valve | WM | Water Meter |
| h | Height | | |

## ELEVATION/SECTION SYMBOLS

30.00 Elevation Level

Sloping Surface

Op. Opaque

REVISIONS

| REV. | DATE | AMENDMENTS | INITIAL |
|---|---|---|---|
| | | | |

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
PRELIMINARY ☐ TENDER ☐ CONSTRUCTION ☐
SKETCH ☐ MEASURED SURVEY ☒ CONTRACT ☐

TITLE
ELEVATION
BACK TURNER STREET

CLIENT
Artal
Holyoake House
Hanover Street
Manchester, M60 0AS

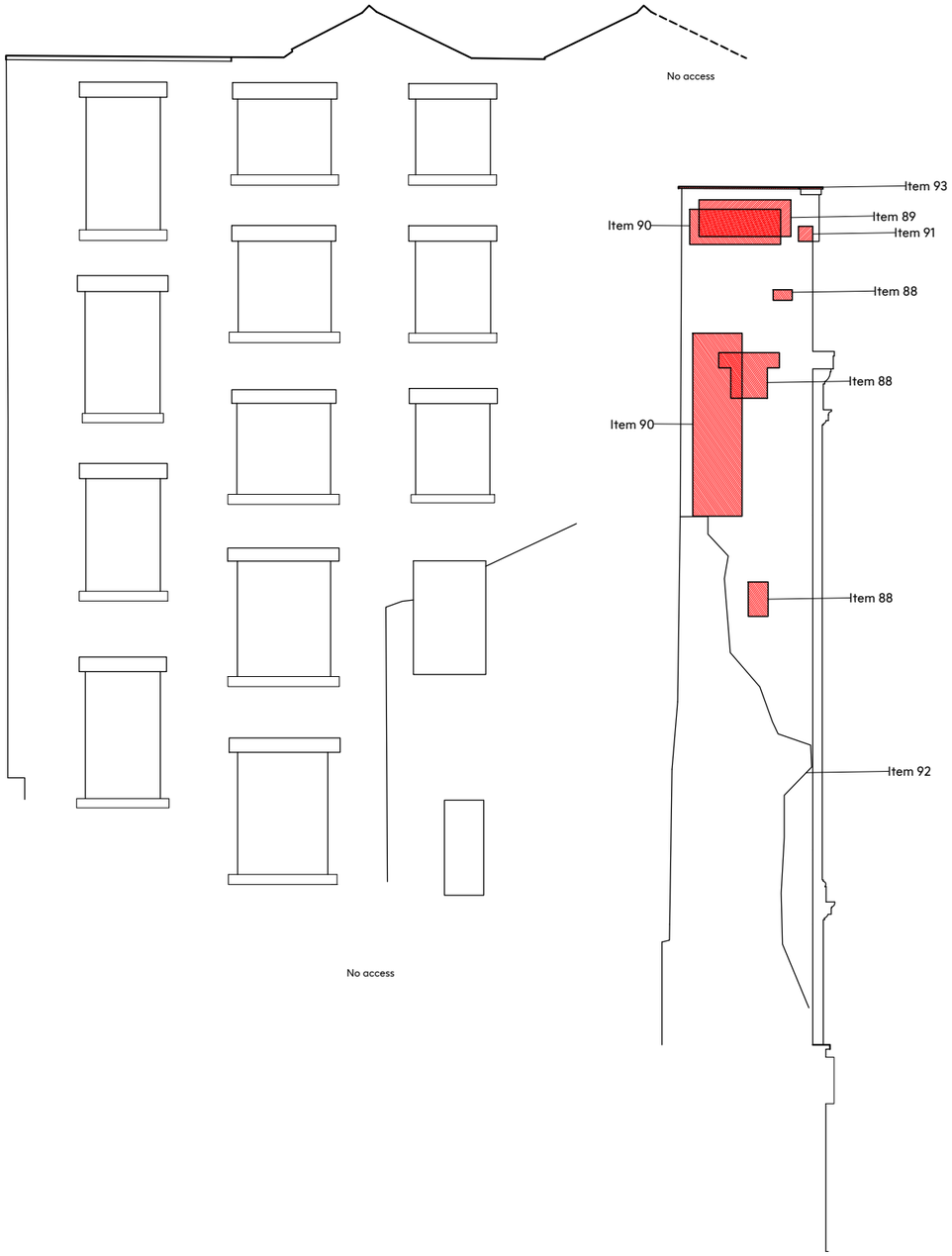
PROJECT NAME
1-3
Back Turner Street
Manchester
M4 1FR

HOLLIS
RICS
The Lexicon
10-12 Mount Street
Manchester
M2 5NT

T +44 161 832 7031
W hollisglobal.com

| DATE | DRAWN BY |
|---|---|
| 12.10.2020 | BLC |
| SCALE 1:100 @A3 | CHECKED JC |

| PROJECT | ORIGINATOR | VOLUME/ ZONE/BLDG | LEVEL | FILE TYPE |
|---|---|---|---|---|
| 91420 | HLS | 00 | ZZ | M2 |
| DISCIPLINE/ ROLE | NUMBER | | STATUS | REVISION |
| G | 10400 | | A7 | --- |




# Shudehill Elevation

Scale 1:100

Scale Bar (m)

0 1 2 3 4 5

## NOTES

1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
2) HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
3) ALL DIMENSIONS ARE IN METRES ONLY.
4) ALL LEVELS ARE BASED ON AN ARBITRARY DATUM.
5) DRAWINGS PROVIDED BY THIRD PARTY AND SUBJECT TO HOLLIS SURVEY.

## KEY

| | | | |
|---|---|---|---|
| A | Alarm | HB | Hand Basin |
| A/C | Air Conditioner | HR | Handrail |
| AH | Arch Height | IC | Inspection Cover |
| AL | Arch Level | IRF | Iron Railing Fence |
| ASH | Arch Spring Height | JB | Junction Box |
| ASL | Arch Spring Level | L | Light |
| ATM | Automated Teller Machine | LB | Litter Bin |
| B | Bollard | Max | Maximum |
| BGP | Break Glass Point | Min | Minimum |
| BH | Floor To Beam Height | O/H | Overhead |
| Br | Brick | OBF | Open Boarded Fence |
| BRW | Brick Retaining Wall | OSBM | Ordnance Survey Bench Mark |
| BSL | Beam Soffit Level | P | Post |
| BW | Brick Wall | PLI | Pavement Light |
| BWF | Barbed Wire Fence | PRF | Post and Rail Fence |
| CBF | Close Boarded Fence | PS | Paving Stones |
| CCTV | Closed Circuit Television | PWF | Post and Wire Fence |
| CH | Cill To Head Height | Rad | Radiator |
| Chy | Chimney | RDM | Recessed Door Mat |
| CIF | Corrugated Iron Fence | Ri | Riser |
| CL | Cover Level | RSD | Roller Shutter Door |
| CLF | Chain Link Fence | RSJ | Rolled Steel Joist |
| Col | Column | RWP | Rain Water Pipe |
| Conc | Concrete | SB | Sign Board |
| CoW | Cobble on Wall | SBM | Site Bench Mark |
| CPS | Concrete Paving Slabs | SC | Stop Cock |
| Cup | Cupboard | SF | Security Fence |
| DH | Door Height | SH | Spring Height |
| DP | Down Pipe | Sh | Skylight |
| DrC | Drainage Channel | SO | Smoke Outlet |
| DtH | Duct Height | SP | Sign Post |
| EJB | Electrical Junction Box | SS | Security Sensor |
| EM | Electricity Meter | T | Telephone |
| ESG | Electrical Switchgear | TBM | Temporary Bench Mark |
| FA | Fire Alarm | ToW | Top Of Wall |
| FB | Flower Bed | Typ | Typical |
| FC | Floor To Cill Height | U/L | Unable To Lift |
| FE | Fire Extinguisher | V | Vent |
| FHR | Fire Hose Reel | VCP | Vehicle Charging Point |
| FL | Floor Level | VP | Vent Pipe |
| Flr | Floodlight | W | Window |
| G | Gully | WCL | Window Cill Level |
| GC | Gas Cock | WH | Water Heater |
| GM | Gas Meter | WHL | Window Head Level |
| GV | Gas Valve | WM | Water Meter |
| h | Height | | |

## ELEVATION/SECTION SYMBOLS

30.00 Elevation Level

Sloping Surface

Op. Opaque

REVISIONS

| REV. | DATE | AMENDMENTS | INITIAL |
|---|---|---|---|
| | | | |

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
PRELIMINARY ☐ TENDER ☐ CONSTRUCTION ☐
SKETCH ☐ MEASURED SURVEY ☒ CONTRACT ☐

TITLE
ELEVATION
SHUDEHILL

CLIENT
Artal
Holyoake House
Hanover Street
Manchester, M60 0AS

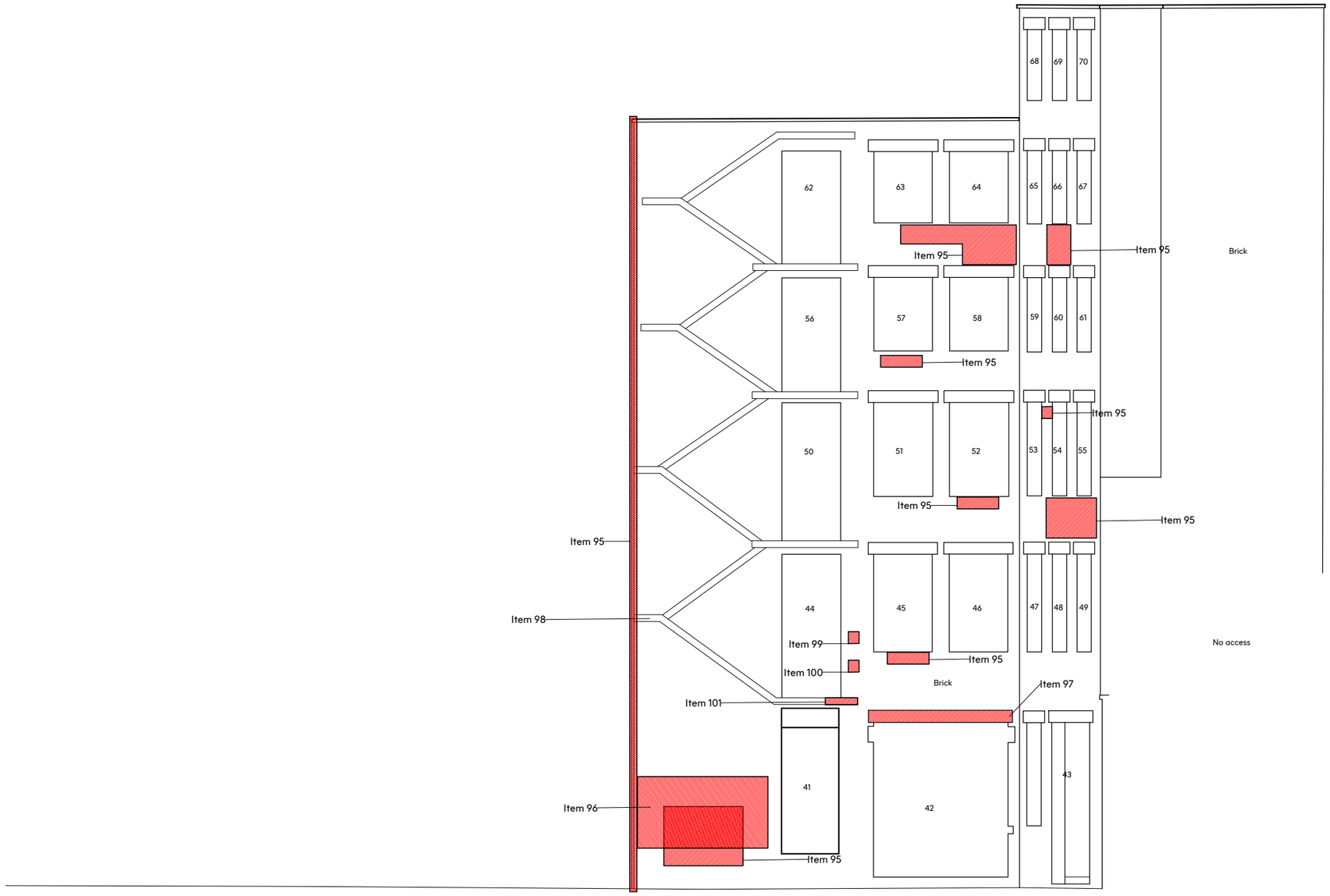
PROJECT NAME
1-3
Back Turner Street
Manchester
M4 1FR

HOLLIS
The Lexicon
10-12 Mount Street
Manchester
M2 5NT

T +44 161 832 7031
W hollisglobal.com

| DATE | DRAWN BY |
|---|---|
| 12.10.2020 | BLC |
| SCALE 1:100 @A3 | CHECKED JC |

| PROJECT | ORIGINATOR | VOLUME/ ZONE/BLDG | LEVEL | FILE TYPE |
|---|---|---|---|---|
| 91420 | HLS | 00 | ZZ | M2 |
| DISCIPLINE/ ROLE | NUMBER | | STATUS | REVISION |
| G | 10400 | | A7 | --- |




# Soap Street Elevation

Scale 1:100

Scale Bar (m)

0 1 2 3 4 5

## NOTES

1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
2) HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
3) ALL DIMENSIONS ARE IN METRES ONLY.
4) ALL LEVELS ARE BASED ON AN ARBITRARY DATUM.
5) DRAWINGS PROVIDED BY THIRD PARTY AND SUBJECT TO HOLLIS SURVEY.

## KEY

| | | | |
|---|---|---|---|
| A | Alarm | HB | Hand Basin |
| A/C | Air Conditioner | HR | Handrail |
| AH | Arch Height | IC | Inspection Cover |
| AL | Arch Level | IRF | Iron Railing Fence |
| ASH | Arch Spring Height | JB | Junction Box |
| ASL | Arch Spring Level | L | Light |
| ATM | Automated Teller Machine | LB | Litter Bin |
| B | Bollard | Max | Maximum |
| BGP | Break Glass Point | Min | Minimum |
| BH | Floor To Beam Height | O/H | Overhead |
| Br | Brick | OBF | Open Boarded Fence |
| BRW | Brick Retaining Wall | OSBM | Ordnance Survey Bench Mark |
| BSL | Beam Soffit Level | P | Post |
| BW | Brick Wall | PLI | Pavement Light |
| BWF | Barbed Wire Fence | PRF | Post and Rail Fence |
| CBF | Close Boarded Fence | PS | Paving Stones |
| CCTV | Closed Circuit Television | PWF | Post and Wire Fence |
| CH | Cill To Head Height | Rad | Radiator |
| Chy | Chimney | RDM | Recessed Door Mat |
| CIF | Corrugated Iron Fence | Ri | Riser |
| CL | Cover Level | RSD | Roller Shutter Door |
| CLF | Chain Link Fence | RSJ | Rolled Steel Joist |
| Col | Column | RWP | Rain Water Pipe |
| Conc | Concrete | SB | Sign Board |
| CoW | Coble on Wall | SBM | Site Bench Mark |
| CPS | Concrete Paving Slabs | SC | Stop Cock |
| Cup | Cupboard | SF | Security Fence |
| DH | Door Height | SH | Spring Height |
| DP | Down Pipe | Sh | Skylight |
| DrC | Drainage Channel | SO | Smoke Outlet |
| DtH | Duct Height | SP | Sign Post |
| EJB | Electrical Junction Box | SS | Security Sensor |
| EM | Electricity Meter | T | Telephone |
| ESG | Electrical Switchgear | TBM | Temporary Bench Mark |
| FA | Fire Alarm | ToW | Top Of Wall |
| FB | Flower Bed | Typ | Typical |
| FC | Floor To Cill Height | U/L | Unable To Lift |
| FE | Fire Extinguisher | V | Vent |
| FHR | Fire Hose Reel | VCP | Vehicle Charging Point |
| FL | Floor Level | VP | Vent Pipe |
| Flr | Floodlight | W | Window |
| G | Gully | WCL | Window Cill Level |
| GC | Gas Cock | WH | Water Heater |
| GM | Gas Meter | WHL | Window Head Level |
| GV | Gas Valve | WM | Water Meter |
| h | Height | | |

## ELEVATION/SECTION SYMBOLS

30.00 Elevation Level

Sloping Surface

Op. Opaque

REVISIONS

| REV. | DATE | AMENDMENTS | INITIAL |
|---|---|---|---|
| | | | |

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
PRELIMINARY ☐ TENDER ☐ CONSTRUCTION ☐
SKETCH ☐ MEASURED SURVEY ☒ CONTRACT ☐

TITLE
ELEVATION
SOAP STREET

CLIENT
Artal
Holyoake House
Hanover Street
Manchester, M60 0AS

PROJECT NAME
1-3
Back Turner Street
Manchester
M4 1FR

HOLLIS
RICS
The Lexicon
10-12 Mount Street
Manchester
M2 5NT
T +44 161 832 7031
W hollisglobal.com

| DATE | DRAWN BY |
|---|---|
| 12.10.2020 | BLC |
| SCALE 1:100 @A3 | CHECKED JC |

| PROJECT | ORIGINATOR | VOLUME/ ZONE/BLDG | LEVEL | FILE TYPE |
|---|---|---|---|---|
| 91420 | HLS | 00 | ZZ | M2 |
| DISCIPLINE/ ROLE | NUMBER | | STATUS | REVISION |
| G | 10400 | | A7 | --- |