



21st June 2022

Heritage Statement for the fitting-out of Unit G3 of the Grade II listed Minshull House, Chorlton Street, Manchester for MADRE.

Following our appointment as heritage consultants for the entire Kampus development in 2017, Stephen Levrant Heritage Architecture (SLHA) have been commissioned to prepare a Heritage Statement for an interior design scheme/ fitout to the ground floor Unit G3 of the Grade II listed Minshull House, in order to facilitate a new restaurant and bar called MADRE (the Site), following the completion of the wider Kampus redevelopment (Figures 1 & 2). Please refer to drawings and D&A statement by R2Architecture for details.



Figure 1: Map showing the location of Minshull House outlined red, and the approximate demise of Unit G3 shaded red (the Site).



Figure 2: The completed principal elevation of Minshull House as seen from Chorlton Street in 2022, the ground floor level of which contains the proposed MADRE unit.

The wider Site comprises a former shipping warehouse dating to the late 1870s, which was converted for various warehouse uses in the 1920s, and subsequently became a clothing manufacturers and mail order catalogue company during the 1950s/60s and used by the University of Manchester from the 1980s until its closure in 2015.

On the 24th August 2017 Listed Building consent and Planning consent was granted for the redevelopment/refurbishment of Minshull House, the adjoining Minto and Turner Building and other adjacent former university buildings, to form the new Kampus development, which is now complete.

Statutory Designations

Minshull House was statutorily designated as Grade II Listed on the 8th May 1990, the full list description can be found in the Appendix.

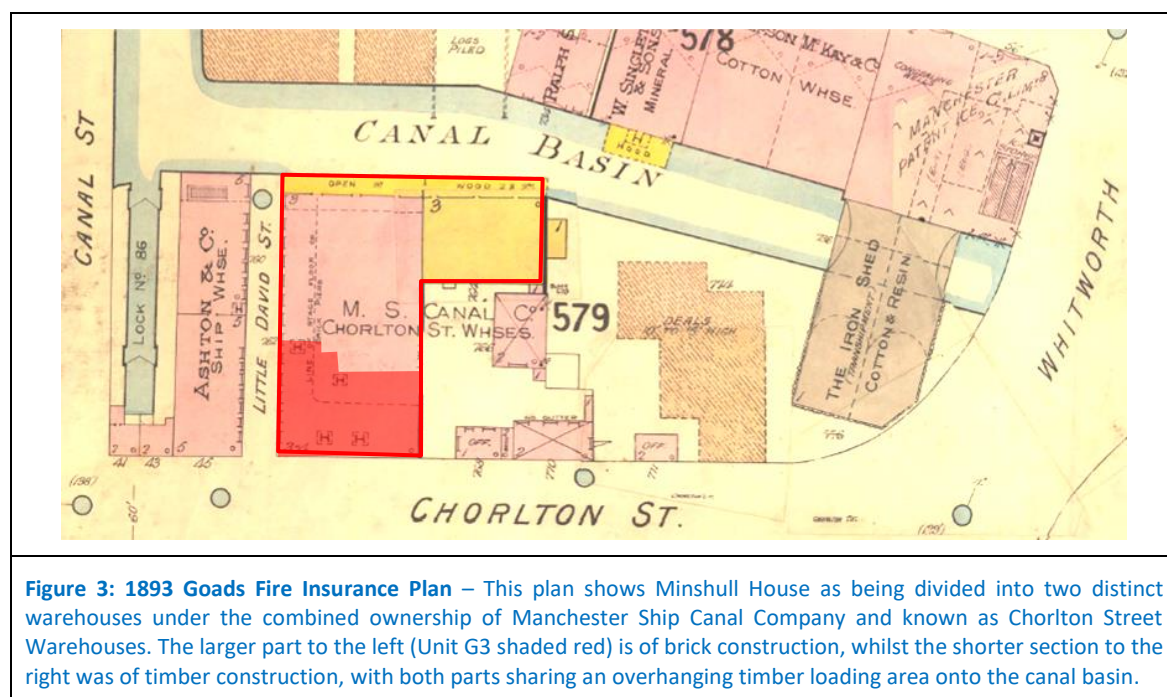
With regards to the Planning (Listed Building and Conservation Areas) Act 1990, Section 66 of the Act requires the Local Planning Authority to “*have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses*” when considering whether to grant planning permission.

Consequently, this Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy.

Historic Development

Minshull House is set over four floors and is of two distinct halves (see Figure 3 below). The longer, northern part is of brick construction with dressed buff stone dressings, with the front elevation fronting Chorlton Street, which forms the principal elevation of Unit G3, being of five bays with the central three bays projecting slightly forward.

The Goads plan below shows that the area of Unit G3 originally contained a raised loading platform around its perimeter, with two hoists to the centre. These features were removed before the building was altered in the 1950s and no longer survive.



The original warehouse was constructed in the 1870s, and by 1886 the warehouse was under the ownership of the Bridgewater Navigation Company who were carriers. During this period the building was known as No. 49 Chorlton Street, later changing to No.47 Chorlton Street by the early 1890s. On the 6th August 1887 The Bridgewater Navigation Company was wound up, and all property subsequently sold to the Manchester Ship Canal Company.

By 1891 the warehouse had reached its current form and can be seen to now overhang the Rochdale Canal branch arm (Figure 3). It was during this period that the building was occupied by the Manchester Ship Canal Company (Bridgewater Canals Undertaking) and Frederick Halt, Carrier's Agent, who appears to have occupied the buildings in the yard fronting Chorlton Street.

During the early 1920s Minshull House was occupied by Messrs Charles Brocklehurst & Son, who ran a fire salvage business, auctioning the damaged and soiled contents of warehouses and mills damaged by fire. During this period the building was known as the Salvage Warehouse.

During the 1930s and 1940s the canal arm become gradually infilled as canal trade began to decline. In 1933 the southern end of the canal arm had become a surface car park. From c1933 to 1945 the building was converted into the 'Portland Garage' and used for motorcar repairs. It appears that part of the building during this period was also occupied by P. H Scott Ltd., who operated as a transport and shipping haulage company.

In 1949 F. Bower & Company are listed as occupying/part occupying the building. Between c1950-c1966 Baracuta Clothiers Ltd. occupied the building, and during this time the building was known as Baracuta House.

The building as a whole was taken over by the University of Manchester from the 1980s until its closure in 2015.



Figure 4: The principal, south-west elevation onto Chorlton Street, showing the extent of the Unit G3 demise outlined red. The modern double doors to the centre of the 1950s concrete framework is proposed to be converted into a window matching those to the left and right.



Figure 5: The side (south-east) elevation of the unit (outlined), showing the modern window and door openings and modern window and doors. The double set of doors are proposed to be the new principal entrance into the unit.



Figure 6: The Little David Street (north-west) elevation of the unit (outlined), showing two of its windows and a third entrance door concealed by planning to the left.



Figure 7: Looking south-west through the unit towards the entrance from Chorlton Street, showing the modern dropped ceiling and modern concrete floor.



Figure 8: Looking north-east through the unit towards the south-west elevation/modern window openings, showing the modern dropped ceiling, modern concrete floor, and modern blockwork wall to the rear. Note one of the three original brick piers to the left.



Figure 9: Looking south-east across the southern side of the unit towards the proposed main entrance.



Figure 10: Looking north-west across the southern side of the unit, showing two of the three original brick piers to the right.



Figure 11: Looking north towards the original brick piers.



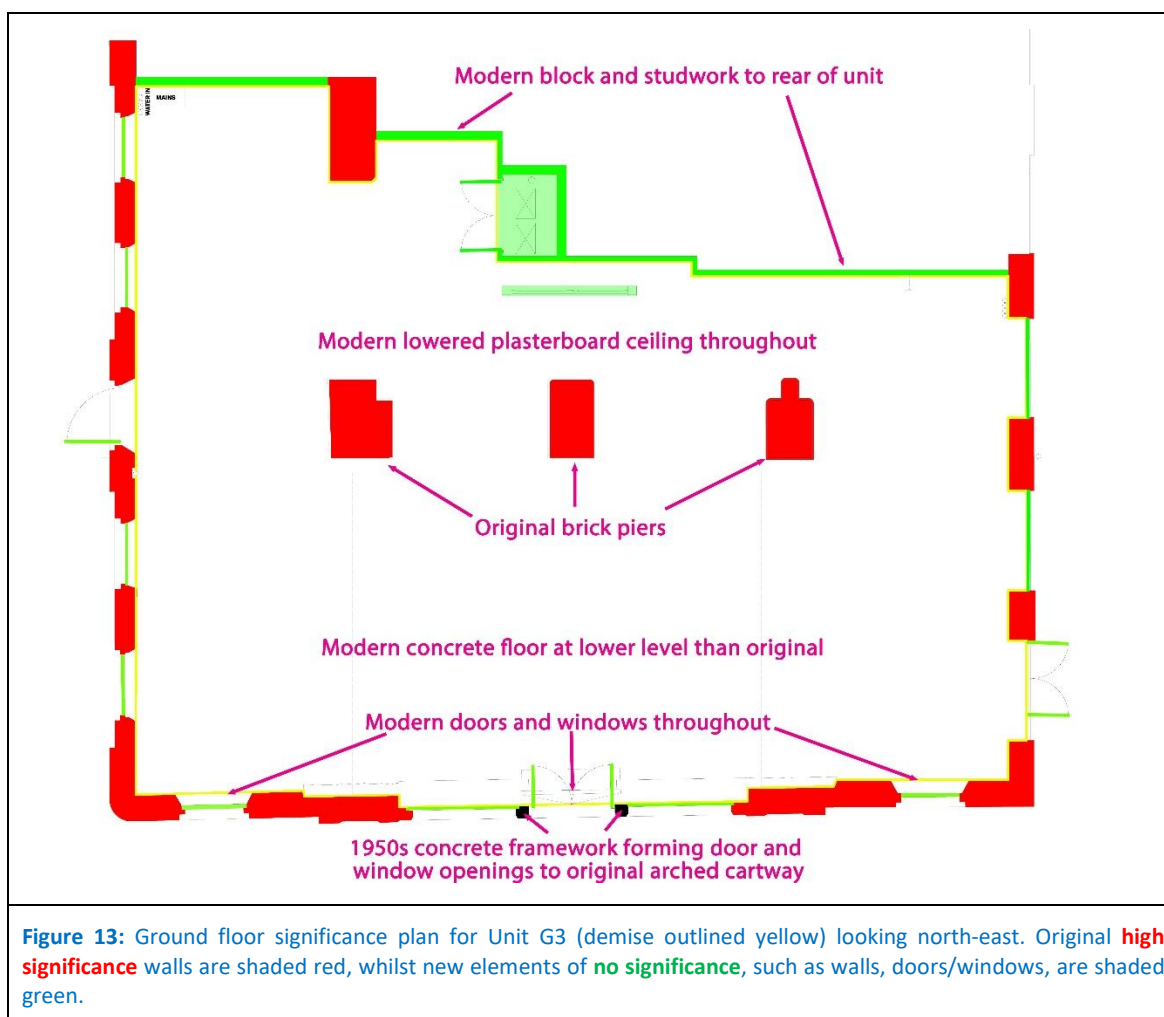
Figure 12: Looking east along the north-west elevation (left) showing the modern blockwork to the rear of the unit, which can be seen to partly conceal the northernmost brick pier.

Significance Assessment

As part of the now completed 2017 Scheme, the ground floor level of Minshull House was substantially altered to accommodate the future allocation of a number of individual commercial/F&B units. This included the insertion of a new concrete floor, plasterboard ceilings, new external windows and doors, and areas of new studwork/rooms.

The now altered spatial quality and character of the unit focuses on the exposed original brickwork and window openings. Please refer to **Figure 13** for significance plan for Unit G3.

- Elements of **high significance** within Unit G3 include: The remaining external brick perimeter walls and internal piers
- Elements of **no significance** within Unit G3 include: The existing, modern concrete floor, plasterboard ceilings, modern stud/blockwork, and all windows and doors.



Proposals

The scheme (Refer to **Figure 14-16** below) proposes to convert the current unit into a Mexican influenced restaurant and bar.

Externally the current main entrance from Chorlton Street will be converted to a window, matching the modern windows either side, with the Little David Street entrance being used for deliveries. The main

entrance will be formed from the entrance into the new square to the south-east, utilising the only wheelchair accessible entrance.

Signage will comprise simple vinyl applied to the existing canopy on Little David Street. A neon sign fitted behind the new glazed window to Chorlton Street, and a 'lollypop' sign with raised letting to the right of the main entrance to the new square, along with a simple menu board.

Internally, the exterior exposed brickwork around the perimeter of the unit will remain exposed in the restaurant space, and new stud partitioned rooms forming toilets etc will be concentrated to the more altered north-east rear of the unit, where new internal walls will be generally finished in a raw decorative plaster except in zones such as the cook line which are clad in stainless steel sheet.

All new stud walls will be fixed to the modern ceiling and modern flooring, with only occasional fixings into the mortar courses where absolutely necessary. The modern plasterboard ceiling will be concealed with new decorative surfaces that aim to echo historic ceiling structures, and will contain lighting in the form of track spotlights, pendant lights and concealed lighting within new feature walls and ceilings to the main restaurant, with flush lighting to the kitchen and toilet areas. The modern concrete floor will be covered with Corques seamless liquid linoleum.

Ventilation will be connected to the existing, modern ducting to the roof level, and will provide ventilation to the kitchen, restaurant and toilet spaces through exposed galvanised ducting connected to the modern ceiling structure.

A feature bar/wall and serving counter space will form the main centrepiece of the scheme, and will extend along and between the original brick piers, which will have a feature wall fixed across it. The feature will operate as a bar and DJ station along with a ceviche counter serving fresh fish to customers sitting up at the counter. Fixed bench seating will be located along the Chorlton Street and part of the Little David Street elevation, whilst a glazed entrance vestibule will be located to the new, principal entrance into the square.

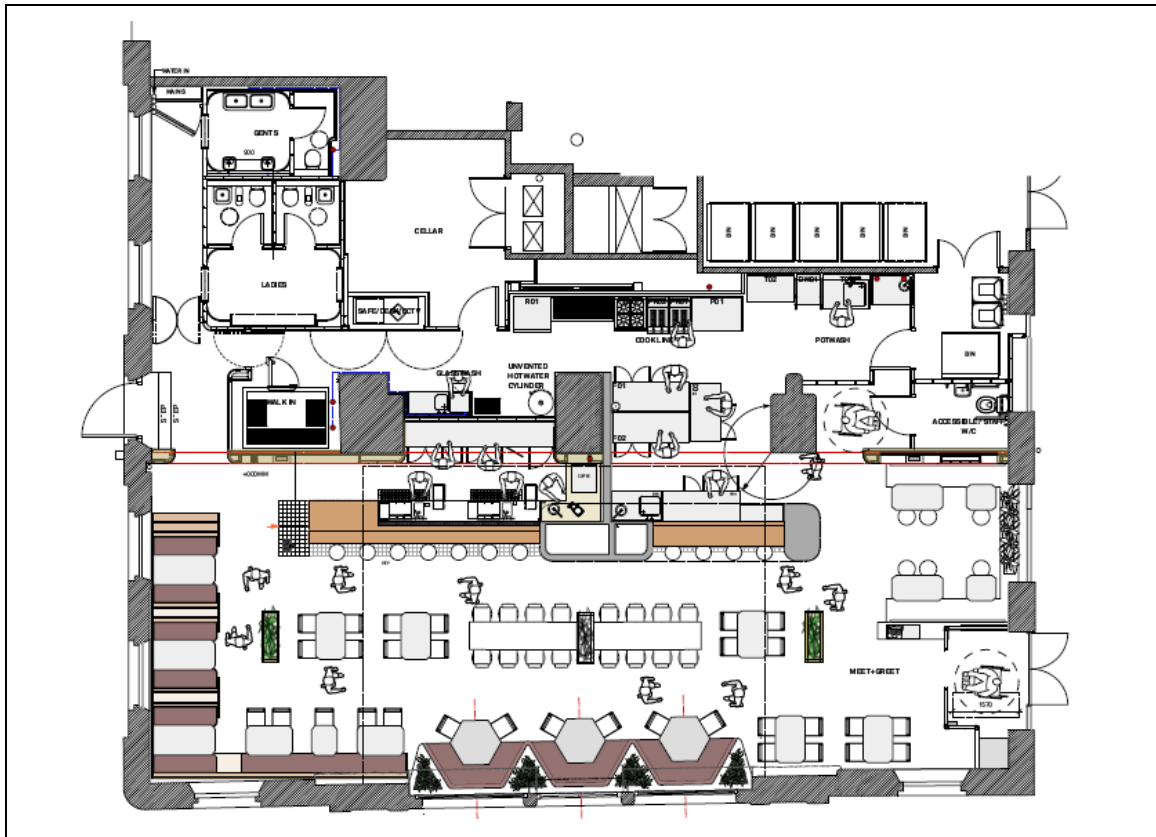


Figure 14: Proposed ground floor plan for Unit G3 (looking north-east).



Figure 15: Proposed view looking north-west



Figure 16: Proposed view looking south-east

Heritage Impact

The proposed interior fit-out of Unit G3 of the Grade II Listed Minshull House forms the next stage of the now completed redevelopment of the building and wider Kampus development site for use as F&B and commercial offerings.

The proposed scheme has been designed to incorporate surviving historic features, whilst introducing a new, Mexican-inspired interior design scheme in order to facilitate the introduction of a new restaurant and bar offering adequately. The overriding design approach unit has been to retain as many original features of heritage significance as possible, whilst concentrating all new additions to the least sensitive area of the unit, ensuring that any alterations will be reversible.

The concealment of areas of the original brick piers to the centre of the unit has allowed the desired theme of the restaurant/bar to be expressed in this awkward and tight space to form a feature centrepiece to the unit. The feature wall will be entirely reversible and will be fixed using fixings to the modern ceiling and floor structure, and minimal fixings into the existing mortar joints.

Areas of alteration focus on the addition of new enclosures to create ancillary spaces to the rear of the unit, which will ensure that new studwork walls will be fixed to modern surfaces where possible. The inclusion of exposed air ventilation ducting through the unit echoes the industrial character of this former Victorian shipping warehouse, and will be entirely fixed to modern surfaces.

To the main entrances, high quality, and discreet signage will be applied to modern glazing and existing canopy, with the proposed new lollypop sign and menu board being fixed to the mortar joints of the existing brickwork.

The current proposals to Unit G3 retains most original exposed brick walls, with new interventions being understood as reversible new additions to the listed building, and are required to facilitate the introduction of a new high quality restaurant and bar to form part of the next phase of works relating to the now completed redevelopment of Minshull House and wider Kampus development.

Consequently, it is considered that the current proposals will in balance result in a negligible adverse impact on the special interest of the Grade II listed Minshull House as a whole, which is considered to be outweighed by the introduction of a new active use for the long unused unit.

Appendix – List Description

Grade: II

List Entry Number: 1283092

Date first listed: 08-May-1990

Statutory Address: MINSHULL HOUSE, 47, CHORLTON STREET

SJ8497NW CHORLTON STREET 698-1/32/66 (North East side) 08/05/90 No.47 Minshull House

GV II

Canal warehouse, in use as a Polytechnic library at the time of listing. Early to mid C19, probably enlarged in later C19, and subsequently altered. Red brick in English garden wall bond (the front rendered), with sandstone dressings, corrugated sheet cladding to jettied upper floors at rear (roof concealed), internal cast-iron and wrought-iron frame. L-plan formed by main range on east-west axis between Chorlton Street at front and former canal basin at rear, with a wing at the south-east corner.

Three storeys over a basement, 5x13 bays; symmetrical west front 1:3:1 bays, now covered with scored render; the centre breaks forwards slightly and has rusticated quoins and a very wide elliptical-arched former wagon entrance with rusticated long-and-short surround and raised keystone (now blocked with C20 glazed screen containing doorway), and segmental-headed windows on both floors above, all with raised sills and altered glazing; the outer bays have tall round-headed openings with C20 glazing, and upper windows like those in the centre.

The 13-window left return wall has (inter alia) a 3-window portion towards the rear which matches the centre portion of the front and has a similar wagon archway (now blocked, with windows on 2 levels), and to the right of this a narrow loading slot with a pitched canopy breaking the eaves. The rear is distinguished by a full-width cantilevered jetty from the 1st floor upwards overhanging the side of the former basin, and the wall below this has a mooring ring and the remains of a wooden wall-crane. Interior: retains intact framework of cast-iron columns (those at ground floor very thick, with entasis, and vertical fins), a system of struts and tie-rods to the cantilevered upper floors, and timber king-post roof trusses with raked struts.

Listing NGR: SJ8447997885