Deloitte.



113-115 Portland Street

Heritage Impact Assessment

February 2026

Contents

1.	Introduction and Context	2
2.	Site History	6
3.	Planning Policy and Guidance	7
4.	Assessment of Significance	13
5.	Development Proposals	18
6.	Assessment of Impacts	20
7.	Planning Assessment	23
8.	Conclusion	31

1. Introduction and Context

1.1. This Heritage Impact Assessment (the "Assessment") has been prepared by Deloitte LLP to support a Change of Use Application for Ground and Lower Ground Levels of the Grade II Listed 113-115 Portland Street and a Listed Building Consent for internal refurbishment and minor reconfiguration at Ground and Lower Ground Levels of 113-115 Portland Street, with a new opening into 117-119 Portland Street in Manchester (the "Application").

1.2. The majority of the scope under this Application will be limited to Ground and Lower Ground Levels of 113-115 Portland Street (the "Site"), however, the Application includes the creation of an opening in the masonry wall between 113-115 Portland Street and 117-119 Portland Street. Therefore, Listed Building Consent is applied for the entire 113-119 Portland Street building for completeness.

1.3. Full scope of this Application is discussed in detail within Section 5 of this Assessment.

1.4. The Applicant is Bruntwood AV Limited (the "Applicant").

Background

1.5. Following the successful refurbishment of 117-119 Portland Street, Manchester (under Application references: 139763/FO/2024 and 139764/LO/2024), the Applicant is now looking to build upon the success and carry out further refurbishment works at the Site. The Site forms part of the Thread Works Cluster together with 127-133 Portland Street building, and 61 Oxford Road building.

1.6. The overarching objective is to unify 113-115 Portland Street and 117-119 Portland Street under a cohesive identity, whilst undertaking sensitive refurbishment works to ensure consistency of experience across buildings within the Thread Works Cluster.

1.7. The Site is currently in Sui Generis use (under Application references: 135243/FO/2022 and 135244/LO/2022) under the current occupier of the Site. The existing occupier is expected to vacate the Site imminently and this therefore presents an opportunity to carry out sensitive refurbishment works to the Site whilst rationalising the retail offering and introducing office use at the Site.

Site Context

1.8. The Site, spanning 519 sq. m., is located in Manchester City Centre.

1.9. The Site is bound by Portland Street to the north, 111 Portland Street to the east, Linley House car park to the south, and 117-119 Portland Street to the west.

1.10. The Site fronts onto Portland Street, one of the major thoroughfares in Manchester City Centre which runs from Oxford Road to the west to Piccadilly to the east.

1.11. The surrounding land comprises a large range of uses, including but not limited to commercial and leisure uses given its location in Manchester City Centre.

1.12. The Site is within a highly accessible location within Manchester City Centre, with close proximity to a wide range of public transportation whilst easily accessible from all parts of the City Centre on foot.

1.13. The Site is located within the Whitworth Street Conservation Area and this is representative of the Area's special interest. The Whitworth Street Conservation Area was designated in 1974 and is described as:

"Uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city."

Figure 1 Site Location Plan (Ref: AXI-L01 Rev00) (AXI Studio, 2025)



Listing

1.14. The Site is part of a cluster of former warehouses on Portland Street. It was Grade II Listed in February 1989 (list entry number: 1246957). The full listing description is as follows:

"Manufacturers' home trade warehouse and shipping warehouse, now offices etc. c.1860-70, altered. Red brick with sandstone dressings (roof not visible). Irregular plan on corner site, with loading at rear. Utilitarian design with some Italian Gothic features. Four storeys and basement, 16 windows (some

coupled); stone basement with weathered plinth, sill-bands to all floors, simplified Lombard friezes over most windows except the top floor, elaborated Lombard frieze of brick to moulded stone cornice. Basement and ground floor altered except in the last 3 bays (and right-hand return side to Dickinson Street), which have elaborately decorated cast-iron railings to the basement openings and coupled sashed windows with stone mullions and heads; upper floors have single (a) and coupled (b) windows arranged a-b-a-a-b-a-a-b-b-b-a, those at 1st floor square-headed, those at 2nd floor segmental-headed, and those at 3rd floor stilted segmental with stepped heads and linked hoodmoulds. Right-hand return wall, 10 bays in matching style, with wide segmental-headed loading bay entrance in 6th bay. Rear and interior not inspected. Forms group with No.103, Nos 105 and 107, and Nos 109 and 111 to left (q.v.), together comprising a complete block of former warehouses."

Scope of this Assessment

1.15. This Assessment is prepared in order to support the Full Planning Application and Listed Building Consent Application (Ref: PP-14460977), in providing an assessment of the significance of the Site and impact assessment of the Proposed Development on that significance.

Structure of this Assessment

1.16. The National Planning Policy Framework (the "NPPF"), last updated in February 2025, provides the Government's national planning policy on the conservation of the historic environment. In respect of the information required for applications, Paragraph 207 states that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

1.17. In light of these requirements, this Assessment is structured as follows:

- Section 2: Site History
- Section 3: Planning Policy and Guidance
- Section 4: Assessment of Significance
- Section 4: Development Proposal

- Section 6: Assessment of Impacts
- Section 7: Policy Assessment
- Section 8: Conclusion

Research Methodology

1.18. The Assessment has been carried out in accordance with the statutory duties of The Planning (Listed buildings and Conservation Areas) Act 1990 and the policies of the NPPF (2024).

1.19. The Assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assess the heritage significance of the potentially impacted heritage assets and to establish the impact on their significance. The following survey and data sources have been used:

- National Heritage List for England (Historic England (HE));
- Manchester City Centre Public Access;
- Old Maps online and Ordnance Survey Maps from National Library of Scotland;
- Detailed visual site inspection carried out 19 September 2025 and 16 October 2025; and,
- Other published sources of information which are referenced where relevant, and set out in Appendix A – Bibliography.

1.20. The scope of the Proposed Development is limited to internal refurbishment and change of use at the Site. Therefore the Proposed Development will not directly or indirectly affect the conservation area or the setting of other listed buildings.

1.21. As such, only the Site itself is taken into consideration for assessment of significance and impact.

Authorship

1.22. This Assessment has been prepared by Deloitte LLP.

1.23. Authors: Katie Wray (BA (Hons), MPlan, MSc, MRTPI), Eleanor Bird (BA, MSc, MRTPI) and Matthew Lam (MPlan, MRTPI).

2. Site History

2.1. A detailed site history including the discussion of full historic development of 113-119 Portland Street has been included within Appendix B – Site History of this Assessment.

3. Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

3.1. As the building is listed, the Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance. It provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by the development management regime.

3.2. Section 7 of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed heritage assets (in the form of Listed Building Consent) where they would affect its character as a building of special architectural interest. It is, therefore, important to understand the special interest of the listed building and the potential impact of the works on its fabric and setting to accompany applications for works where such authorisation is required.

3.3. Section 66 of the Act requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when considering whether to grant Planning Permission.

3.4. There is therefore a duty of care and responsibility put onto the owners of a listed building, to ensure that no works are undertaken that affect their special architectural or historic interest.

National Planning Policy Framework (NPPF) (2024)

3.5. The NPPF is a material consideration in the determination of planning applications. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. The NPPF was published in 2012, and last updated in February 2025.

3.6. Section 16 (paragraphs 202 to 221) is titled 'Conserving and enhancing the historic environment'. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, the local planning authority should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.

3.7. A heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets identified by the local planning authority (including local listing). A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

3.8. Paragraph 207 states that when submitting a planning application, an application should describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.

3.9. The NPPF defines significance 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" (NPPF, Annex 2).

3.10. Paragraph 203 states that in determining planning applications, local authorities are required to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

3.11. The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (paragraph 212), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset's setting.

3.12. The NPPF requires any harm or loss to have clear and convincing justification. With substantial harm to or loss of a grade II listed building to be exception and any substantial harm to Grade I or II* listed buildings to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset's optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.

3.13. A revised NPPF is currently undergoing consultation (closes in March 2026). Given its current status and that it may be subject to changes, while it has been considered against the context of this Application, it attracts limited weight.

Planning Policy Guidance

3.14. Planning Practice Guidance (PPG) was introduced in December 2016 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way.

3.15. The Historic Environment PPG, updated in July 2019, recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.

3.16. The Historic Environment PPG details what is meant by the term 'Public Benefits', and gives examples of heritage benefits as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risks to a heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

Manchester Core Strategy (2012) and Addendum (2024)

3.17. The Manchester Core Strategy (2012) and Addendum (2024) is the key planning document in Manchester and outlines the Council's vision for Manchester in the future along with planning policies which will be used to deliver that vision. The most relevant Core Strategy policies are noted below:

- Policy SP1 (Spatial Principles) includes improving access to jobs should be a core development principle.
- Policy EC3 (The Regional Centre) states that development for employment generating uses including offices and other commercial development will be encouraged.
- Policy CC2 (Retail) states that the growth and improvement of retail provision in the City Centre will be promoted.
- Policy CC9 (Design and Heritage) states that development in the City Centre should preserve or enhance the heritage assets identified including listed buildings.
- Policy CC10 (A Place for Everyone) notes that the City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through increasing the diversity of activity in the City Centre and high standards of accessibility to buildings.
- Policy EN1 (Design Principles and Strategic Character Area) describes the City Centre Character Area, due consideration should be given to the city's heritage and proposals should promote a rich pattern of activity.

- Policy EN3 (Heritage) encourages development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.
- Policy DM1 (Development Management) advises that all development should have regard to the specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.

Greater Manchester Combined Authority Places for Everyone Plan (PfE Plan) (2024)

3.18. The Greater Manchester Combined Authority PfE Plan (2024) is a long-term plan of nine Greater Manchester districts for new homes, jobs and sustainable growth, the PfE Plan covers the period from 2022 to 2039.

3.19. The PfE Plan was adopted in March 2024 and forms part of the Local Development Plan in Manchester.

3.20. Of particular relevance, Policy JP-P2 (Heritage) notes that the Greater Manchester Combined Authority will proactively manage and work with partners to positively conserve, sustain and enhance the region's historic environment and heritage assets and their settings. The policy focuses on informing the management and integration of heritage by:

- Embedding the role of heritage in placemaking.
- Ensuring that heritage significance of site is considered in accordance with national planning policy in the planning and designing process.
- Integrating the conservation and enhancement of heritage assets and their settings.
- Delivering positive benefits that sustain and enhance the historic environment, and contribute to economic viability, accessibility and environmental quality of place.
- Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offers.

Saved Policies of the Manchester Unitary Development Plan (1995)

3.21. The adoption of the Manchester Core Strategy (2012) has replaced much of the policies within the Manchester Unitary Development Plan (1995), however, a number of policies were saved and remain extant. They are as follows:

- Policy DC18.1 (Conservation Areas) notes that The Council will give particularly careful consideration to development proposals within conservation areas and will seek to preserve and enhance their character.
- Policy DC19.1 (Listed Buildings) notes that when determining Listed Building Consent 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.

The Draft Manchester Local Plan (2025)

3.22. The Draft Manchester Local Plan Regulation 18 Consultation ended in November 2025. Given its current status, it has limited weight in the determination of planning applications, however it does provide an indication of the potential direction of travel of Manchester's planning policy.

Historic England Guidance

3.23. Historic England have produced an extensive range of expert advice and guidance to inform a range of users. The key documents are outlined below with a brief summary.

Making Changes to Heritage Assets (2016)

3.24. This guidance, published in February 2016, provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration.

- *Repair:* Good conservation of heritage assets is founded on appropriate routine management and maintenance. Minor repairs may not need planning permission; however, a Certificate of Lawful Proposed Works may provide certainty.
- *Restoration:* Can range from small scale work to reinstate missing elements of decoration, to large schemes to restore former appearance of buildings such as major missing elements. Typically, restoration is intended to reveal or recover something of significance that has previously been eroded.
- *Addition and alteration:* The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the setting.

Listed Building Consent: Advice Note 16 (2021)

3.25. This guidance, published in June 2021, gives general advice for owners of listed buildings about listed building consent (LBC) as an application process, and on how to judge whether proposals need consent and how to make informed applications.

3.26. It outlines a staged approach to decision making, that should be considered through an application process, detailed below:

- Understand the history, form and materials of the listed building, and its setting where relevant.
- Analyse and understand its special interest.
- Develop the proposal, so as to conserve that special interest.
- Work out whether the proposal would harm that special interest.

- Consider alternatives which avoid or minimise any harmful impacts on special interest and take opportunities to better reveal or enhance it.
- Justify any remaining harmful impacts.
- And, where harm is permitted by LBC to important elements of a listed building, an analysis and record of elements being lost may be made, disseminated and archived.

4. Assessment of Significance

Introduction

4.1. This Section outlines the significance of the Site. The special architectural and historic interest of the Site is statutorily signified by its Grade II designation (list entry number: 1246957).

4.2. The assessment of significance accords with the requirements of the NPPF and uses the NPPG 'Historic Environment' to define significance. Consequently, in this case the designated heritage asset's significance is determined by an analysis of the relevant aspects of the following:

- **Architectural and artistic interest**: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest**: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.3. This Assessment does not assess archaeological interest, as it is only focussed on above ground-built heritage. The key criteria for the Site are the special historic or architectural interest. The analysis of the significance and condition of the fabric allows for an assessment of the current integrity and authenticity of the Site. In turn, this has helped guide the options and justify any interventions. The level of significance has been assessed using the following grading, which has been based on Historic England's Advice Note 12: "Analysing Significance in Heritage Assets":

- **High significance** relates to those parts or fabric of the building thought to be of particularly special interest. These areas are vital to the understanding of the architectural interest, and play a major role in reflecting their evidential, historic, aesthetic or communal values.
- **Medium Significance** relates to parts of the building deemed to be of special interest. They are important to the understanding of the

architectural interest and play a considerable role in reflecting the buildings' evidential, historic, aesthetic or communal values.

- **Low, and No Significance** relates to parts of the structure deemed to be of more modest interest or even detract from the significance of the building. They provide a minor contribution to the understanding of the architectural design concept and a modest role in revealing the buildings' evidential, historic, aesthetic or communal values, or can be of poor craftsmanship or ad-hoc refurbishments.

4.4. The Site is located within 113-119 Portland Street, which is Grade II listed. The full listing description is included within Section 1 of this Assessment.

4.5. Paragraph 207 of the National Planning Policy Framework (2025) notes the level of detail provided to accompany an application "*should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*". A detailed photographic record and discussion of the significance of items (Appendix C – Gazetteer) is prepared in accordance with the guidance which cover items where interventions are proposed i.e. ceiling treatment and structural knock-through on Ground Level. It is noted that no external works are proposed.

4.6. The summary statements below draw on the analysis in Appendix C – Gazetteer.

Architectural and Artistic Interest

4.7. The overall architectural and artistic interest of the building is considered to be medium.

4.8. 113-119 Portland Street was built between 1865 and 1870 as a shipping warehouse. The red brick with sandstone dressings has some architectural flair and the building represents a style of a certain era albeit not a rarity in the city of Manchester.

Figure 2 Exterior of the Site along Portland Street (author's own image)



4.9. Facing onto Portland Street, windows of the Site are allocated with “A-B-A-A-B-A” configuration ornated by detailed stone works which evolve from one level to another. The fenestration pattern provides pedestrians at ground level impressive experience and shows high artistic interest. All stone works across the Site are of high significance.

4.10. The openings at the Site are of original configuration whilst the door fixtures / fixings / glazing are modern interventions. Rendering the entrances to the Site low significance.

4.11. Cast iron railings along Portland Street would have protected the basement windows – they are of high significance.

Figure 3 Cast iron railings along Portland Street (author's own image)



4.12. Internally, there are areas that have retained their original / early decorative features, such as the cast-iron columns. All these original structural and decorative features are of medium significance.

4.13. Extensive area of exposed timber beams ceiling is present across the Site, they are medium significance. However, there is high level of modern interventions e.g. M&E equipment, structural strengthening works, fixings from previous uses etc... affixed onto the ceiling which negatively impact on their significance. There is also presence of evidence where some forms of ceilings were installed historically, which would have obscured the floor structure.

4.14. For purpose of this Assessment, the ceiling has been divided into 7no. zones to allow an in-depth evaluation of their varied level of significance. Please refer to Appendix C – Gazetteer for detailed illustration.

4.15. The Site also feature various original exposed masonry walls of medium significance.

4.16. Later modern interventions are noticed throughout the interior of the Site, rendering the overall interior of the Site as low-medium significance.

4.17. The modern staircase in the eastern corner of the Site connecting the ground and basement is a modern intervention introduced in 1998 and is of no historic significance, albeit has some architectural significance as a considered intervention.

Historic Interest

4.18. The historic interest of the Site is considered to be medium.

4.19. The Site appears to have been built as a shipping warehouse for James and Co Manufacturers, a carpet and felt manufacturers and agents for Firth, Williams and Co.

4.20. The need for warehouses grew as Manchester had risen to be the largest textile centre in the world by mid-nineteenth century, and they were usually built with considerable architectural characteristics. It was noted that warehouses that were built in mid-Victorian era in Manchester were one of the glories of Manchester's architectural heritage.

4.21. The Site sits in a prominent location within Manchester City Centre and on Portland Street, which was where warehouses clustered however the Site itself isn't one of the more elaborated warehouse buildings on Portland Street, for instance, the Portland Street Warehouses (now known as the Britannia Hotel).

4.22. Buildings of similar form are not rare within Manchester City Centre and there are elements of the Site which hold low-medium to high significance. There are no historically significant figures or events associated with the Site to render it high historic significance, although it is emblematic of the success of the industrial revolution in Manchester and the genteel merchant class it generated.

4.23. The Site's significance is enhanced by the group value of the surrounding warehouses (several of which are listed), and the Whitworth Street Conservation Area.

Summary

4.24. Overall, the Site is of medium historic and architectural significance. This assessment is relative to its grading as a Grade II listed building.

4.25. This Section has shown that the external façade is of higher significance, whereas the interiors of the building are much less decorative and / or have been much modernised and altered, rendering the interiors of lower significance.

5. Development Proposals

5.1. The Proposed Development requires both Planning Permission and Listed Building Consent. The scope of each respective application is discussed in detail below.

Planning Permission

5.2. Planning Permission is being sought for the Change of Use of the Site from Sui Generis use (approved under Application references: 135243/FO/2022 and 135244/LO/2022) into Use Class E(a, c, and d) to allow retail, office, and indoor sport, recreation and fitness uses.

5.3. Their respective quantum is outlined in Table 1 below.

Table 1 Quantum of Proposed Development (Change of Use Element)

Levels	Existing Quantum	Proposed Quantum
Ground Level	Sui Generis: 872.5 sq. m. (Ground and Lower Ground Levels combined)	Use Class E(c): 421.5 sq. m. Use Class E(a, d): 17 sq. m. (entrance area to the retail, indoor fitness, recreation and fitness space on Lower Ground Level)
Lower Ground Level		Use Class E(c): 278 sq. m. U se Class E(a, d): 156 sq. m.

Listed Building Consent

5.4. All of the physical works to the Site require Listed Building Consent. They are set out in detail within the Design and Access Statement and suite of drawings prepared by AXI, Booth King, and Cubic Works. In summary, they comprise the followings:

- Soft strip out works across the Site to remove modern and later interventions, majority relate to fixtures and interventions of the existing occupier of the Site, together with fixtures within the current office entrance foyer to the Site from Portland Stret.
  Please refer to drawings (refs: AXI-049 Rev00 and AXI-050 Rev00) for detailed illustration.
- Structural knock-through of masonry wall between 113-115 Portland Street and 117-119 Portland Street, together with installation of reversible DDA-compliant access ramp due to level difference.

- Non-structural knock-through of a modern existing wall in the proposed circulation lounge area for through access to the lift, and for escape / accessibility purposes.
- Ceiling treatment:
  - **Ground Level**: Exposed timber beam ceiling to remain exposed, intumescent varnish to be applied to existing joists and timber beams.
  - **Lower Ground Level**: Majority of exposed timber beam ceiling to remain exposed, intumescent varnish to be applied to existing joists and timber beams. Area with the proposed retail / indoor sport, recreation and fitness unit (area hashed blue on drawing ref: AXI-429 Rev01) to be installed with acoustics fire rated ceiling for acoustics performance improvement reason.

- Rationalisation and replacement of internal M&E to tidy up the existing arrangement.
- Installation of new meeting rooms, work pods, partitions, and kitchenette unit.

6. Assessment of Impacts

Introduction

6.1. The assessment of potential impact on the heritage assets should consider both the potential physical impact of changes to the asset itself, and also any potential visual impacts as a result of the proposals upon the setting and appearance of surrounding heritage assets and conservation areas.

6.2. For the purposes of describing the impact of the Proposed Development upon certain aspects of the existing building fabric, graded terminology is used as follows:

- **Beneficial**: When the Proposed Development will result in a positive change or enhancement of the heritage asset.
- **Neutral**: When the Proposed Development will not affect the heritage significance of any of the Listed fabric, either positively, or negatively.
- **Adverse**: Where the Proposed Development would result in a negative impact upon the fabric or character of the heritage asset.

Summary of Proposed Development

6.3. Deloitte has worked with the design team in developing the Proposed Development to minimise and mitigate any potential harm. The Proposed Development will have a beneficial impact on the special architectural and historic interest of the identified heritage assets. The key areas of design development are discussed below to help justify specific interventions and demonstrate that all options have been considered. This design development process is set out in full in the Design and Access Statement by AXI.

Ceiling Treatment

Intumescent Varnish

6.4. Exposed timber beam ceiling to Ground Level and majority of Lower Ground Level to remain exposed, intumescent varnish will be applied to existing joists and timber beams to offer a level of fire protection. The exposed ceiling element is of low-medium significance, the impact of this intervention is considered to be neutral as it will not physically impact any historic fabric. In addition, it would offer the building greater protection in the event of a fire.

Acoustic Fire Rated Ceiling

6.5. An area on the Lower Ground Level (area hashed in blue on drawing Ref: AXI-429 Rev01) will be installed with acoustics fire rated ceiling for acoustics performance improvement reason. The exposed ceiling element is of medium significance however there is high level of modern interventions and M&E equipment in place in this area. The impact of this intervention is considered to be neutral due to the high level of modern interventions which detracts from the significance of the ceiling.

Strip Out of Existing Fixtures

6.6. Modern fixtures / existing fit outs of the Site will be removed (all soft strips). These are of no significance and therefore this intervention will have neutral impact as it will not physically impact any historic fabric.

Structural Knock-through of Masonry Wall

6.7. A structural opening will be created in the masonry wall between 113-115 Portland Street and 117-119 Portland Street together with installation of reversible DDA-compliant access ramp due to level difference. There is evidence of a historic connection between the two buildings through the infilled opening on Ground Level (refer to Appendix C – Gazetteer of this Assessment).

6.8. The masonry wall is of medium significance as it reflects original construction. Although a structural knock-through on the historic masonry wall would constitute impacts to historic fabric, this intervention would allow 113-115 Portland Street and 117-119 Portland Street to operate as a unified building under one ownership of the Applicant, in addition to the evidence of a previous opening that has been infilled on Ground Level. Therefore, on balance, this intervention will have overall neutral impact.

Non-Structural Knock-Through of Modern Existing Wall

6.9. A non-structural knock-through is proposed on a modern existing wall in the proposed circulation lounge area, in order to provide through access to the lift at the Site (for access to upper floors) and for escape and accessibility purposes. This element is of no significance, therefore the intervention will have neutral impact as it will not physically impact any historic fabric.

Installation of New Meeting Rooms, Meeting Pods, Partition, and Kitchenette Unit

6.10. New meeting rooms and work pods are being introduced into the Site and are made of mostly glazed walls. Alongside, a modern kitchenette and partitions are also introduced into the Site.

6.11. This element has no significance and the interventions will have neutral impact as the level of intervention is low therefore the Site's historic form of the space could still be observed and retained.

Rationalisation and Replacement of Existing M&E Equipment to Tidy Up

6.12. Existing M&E equipment at the Site will be rationalised and replaced, the extent of M&E equipment required at the Site reduces significantly owing to the lesser requirement of the proposed uses. This would allow exposure of more the historic timber ceiling.

6.13. The exposed timber ceiling is of medium significance, therefore this intervention will have minor beneficial impact as more historic fabric are now allowed to be exposed and positively contribute to the experience at the Site.

Assessment of Impact

Proposed Intervention	Significance of Area	Impact
Ceiling treatment (intumescent varnish)	Medium	Neutral
Ceiling treatment (acoustics fire rated ceiling) – *area hashed in blue on drawing Ref: AXI-429 Rev01*	Medium	Neutral
Strip out of existing fixtures	No significance	Neutral
Structural knock-through of masonry wall	Medium	Neutral
Non-Structural Knock-Through of Modern Existing Wall	No significance	Neutral
Installation of New Meeting Rooms, Meeting Pods, Partition, and Kitchenette Unit	No significance	Neutral
Rationalisation of Existing M&E Equipment to Tidy Up	Medium	Minor beneficial

Summary

6.14. Overall, there are large proportion of neutral impacts on the significance of the Site resulted by the Proposed Development, with one instance of minor beneficial impact when more ceiling areas will be exposed following the rationalisation and replacement of M&E equipment. Therefore, when all interventions are considered as a whole, the overall impact is “no harm”.

6.15. The change of use element of this Application has minor beneficial impact to the listed building as it acts as the conduit for an array of public benefits. Full details are included within the Covering Letter prepared by Deloitte, submitted in support of this Application.

7. Planning Assessment

7.1. Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

7.2. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states "*in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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*."

7.3. This Section sets out the policy framework which forms the basis for the consideration of the Proposed Development.

Planning Policy Framework

7.4. The Local Development Plan for Manchester City Council comprises:

- Manchester Core Strategy (2012) and its Addendum (2024);
- Saved Policies of the Manchester Unitary Development Plan (1995); and,
- Greater Manchester Combined Authority Places for Everyone Plan (PfE Plan) (2024).

7.5. Other material considerations of relevance to the Proposed Development are as follows:

- The National Planning Policy Framework (The NPPF) (last updated in February 2025);
- The Draft Manchester Local Plan (2025) ;
- Supplementary Planning Documents (SPDs); and,
- Planning Practice Guidance (PPG).

Relevant Planning Policies and Material Considerations

Table 2 Relevant Planning Policies and Material Considerations

Document	Policy
Manchester Core Strategy (2012) and its Addendum (2024)	Policy SP1 (Spatial Principles) Policy EC1 (Employment and Economic Growth in Manchester) Policy EC2 (Existing Employment Space)

Document	Policy
	Policy CC2 (Retail) Policy CC8 (Change and Renewal) Policy CC9 (Design and Heritage) Policy EN1 (Design Principles and Strategic Character Area) Policy EN3 (Heritage) Policy DM1 (Development Management)
Saved Policies of Manchester Unitary Development Plan (1995)	Policy DC18.1 (Conservation Areas) Policy DC19.1 (Listed Buildings)
The Greater Manchester Combined Authority Places for Everyone Plan (2024)	Policy JP-Strat2 (City Centre) Policy JP-J3 (Office Development) Policy JP-P2 (Heritage) Policy JP-P7 (Sport and Recreation)
NPPF (2025)	Chapter 6 (Building a strong, competitive economy) Chapter 16 (Conserving and enhancing the historic environment)
SPD – Guide to Development in Manchester (2007)	Chapter 2 (Design) Chapter 3 (Accessibility)

Principle of Development

Relevant Policies / Material Considerations

- Core Strategy Policy SP1 includes improving access to jobs should be a core development principle.
- Core Strategy Policies EC1 and EC2 encourage employment growth and improvement to portfolio of employment premises. Policies EC1 and EC2 also note the Council would seek to retain existing employment space unless the existing use if proven unviable.

- Core Strategy Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.
- Core Strategy CC2 states that the growth and improvement of retail provision in the City Centre will be promoted.
- Core Strategy CC8 notes developments which contributes to the City's employment / retail growth would be supported subject to the proposal's impact on the local area's heritage and character.
- PfE Plan Policy JP-Strat2 notes the City Centre would be the most significant economic location in the country outside of London and would be the primary focus for a range of activities including business, retail, and leisure.
- PfE Plan Policy JP-J3 notes Manchester City Centre will accommodate a substantial amount of office floorspace
- PfE Plan Policy JP-P7 emphasises on the importance of promoting healthy lifestyle and promote new provisions of sports and recreational spaces.

Applicant's Response

7.6. The Applicant seeks to facilitate the long-term viable use of the Site, a Grade-II listed building located within Manchester City Centre, by carrying out sensitive internal refurbishment and reconfiguration works to the Site which forms part of the Applicant's building portfolio in the proximity.

7.7. As detailed within "The Site and Site Context" of this Letter, the Site has historically struggled with financial viability due to its extensive demise as exist (897 sq. m.) and location, which primarily only benefits from passive footfall.

7.8. In response, the Proposed Development comprises sensitive internal refurbishment and a change of use to rationalise the uses of the existing floorspace and introduce a diverse range of uses (Use Class E(c) and E(a,d)). This will ensure the Site's continued economic viability and enhance the success of the local area, aligning with Core Strategy Policies SP1, EC1, EC2, and EN3, and PfE Plan Policies JP-Strat2 and JP-J3.

7.9. Specifically, the Proposed Development will create:

- **719 sq. m. of new office floorspace (Use Class E(c))** – This provision of office space will generate new employment opportunities within the City Centre.

- **178 sq. m. of flexible retail, indoor sport, recreation, and fitness uses (Use Class E(a, d)** – This includes an entrance area on the Ground Level (17 sq. m.) and the main flexible space on the Lower Ground Level (161 sq. m.). This approach maximises flexibility for future tenants, allowing the space to be leased by either retail operators or indoor fitness/leisure providers (e.g. small-scale Pilates studios).

7.10. By introducing these uses, the Proposed Development promotes retail and employment growth while maintaining an active frontage along Portland Street and enhancing the local area's heritage character through sensitive refurbishment works to the listed asset. The Site's location adjacent to the Primary Shopping Area further supports this approach. This demonstrates compliance with Core Strategy Policies CC2 and CC8.

7.11. Furthermore, the inclusion of indoor sport, recreation, and fitness uses (Use Class E(d)) diversifies the offerings within the Site and the City Centre, promoting a healthy lifestyle. This demonstrates compliance with PfE Plan Policy JP-P7.

Heritage

Relevant Policies / Material Considerations

- Core Strategy Policies CC9 and EN3 put emphasis on preservation and enhancement of heritage assets in Manchester City Centre, whilst encouraging development that complements and takes advantage of the distinct historic and heritage features.
- Core Strategy Policy EN1 notes developments should duly consider the City of Manchester’s heritage and continue the rich pattern of activity
- Saved Policy DC19.1 of the Manchester Unitary Development Plan (1995) note that there is high regard for securing the retention, restoration, maintenance and continued use of listed buildings.
- PfE Plan Policy J2-P2 stresses the importance to “positively conserve, sustain and enhance our historic environment and heritage assets and their settings”.
- Saved Policy DC18.1 of the Manchester Unitary Development Plan and Paragraphs 11.41-11.46 of the Guide to Development in Manchester note that proposals should preserve and enhance the character of the conservation area.

- Paragraph 210 of the NPPF (2025) directs Local Planning Authorities to consider 3no. key factors when determining planning applications concerning the historic environment:
  - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
  - The desirability of new development making a positive contribution to local character and distinctiveness.

- Paragraphs 212 and 215 of the NPPF (2025) states that "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", and that 'great weight' should be given to the conservation of designated heritage assets.

Applicant's Response

7.12. The Applicant is dedicated to the sensitive conservation and enhancement of 113-115 Portland Street, a Grade II listed building located within the Whitworth Street Conservation Area. The Proposed Development involves internal refurbishment and a change of use, with no external alterations, ensuring the building's continued contribution to the City's heritage identity and the character of the Conservation Area. This demonstrates compliance to Core Strategy Policies CC9, EN3, and EN1, Saved Policies DC19.1 and DC18.1 of the Manchester Unitary Development Plan, and PfE Plan Policy J2-P2.

7.13. The Proposed Development introduces internal reconfigurations, including a structural knock-through between 113-115 Portland Street and 117-119 Portland Street, and the removal of modern and later interventions. A thorough Heritage Impact Assessment (HIA) has been undertaken and submitted in support of this Application, which acknowledges that these interventions will impact some historic fabric. However, the HIA concludes that these impacts are carefully considered and, when viewed against the overall significance of the asset, result in no harm to the building's special interest.

7.14. The proposed interventions are deemed necessary and proportionate to secure the optimum viable use of the listed building and prevent it from going into prolonged vacancy. As detailed previously, occupiers at the Site have struggled with financial viability over the past decade, with its extensive demise at 897 sq. m. proving difficult to market. The proposed internal reconfigurations and interventions are essential to create flexible, marketable spaces suitable for modern office, retail, and leisure uses, thereby ensuring the building's long-term economic sustainability and continued active use. This directly addresses the need to put heritage assets to viable uses consistent with their conservation, as highlighted in NPPF Paragraph 210.

7.15. The design development process of the Proposed Development has prioritised to minimise the harm to the listed building. key initiatives include:

- **Internal nature of the proposed works**: All proposed interventions are internal, preserving the external appearance and contribution to the character of the Conservation Area.
- **Modern interventions removal**: The removal of existing fixtures and non-structural elements primarily relates to modern and later interventions, rather than original historic fabric.
- **Ongoing engagement with Manchester City Council**: Detailed design has been developed in close collaboration with Manchester City Council's planning and conservation officers, including a nuanced approach to fire resistance for ceilings to minimise harm to exposed timber beams.
- **Rationalisation and replacement of M&E**: Rationalising the existing M&E equipment at the Site would see excessive equipment removed and allow the Site to be better appreciated.

7.16. Paragraph 212 of the NPPF (2025) necessitates any harm more significant than "less than substantial harm" to listed buildings to be weighed against the associated public benefits of any development proposals. Despite the HIA concluding that the Proposed Development will introduce "no harm" to the building, a full list of public benefits associated with the Proposed Development is set out below for completeness:

- There is a finite amount of land available within Manchester City Centre and the Proposed Development positively re-purpose available land to deliver sustainable office space.

- Providing space for businesses to operate in Manchester City Centre, enabling job creation and retention.
- Introduce retail / leisure and fitness use at the Site, contribute to a more diversified offering in Manchester City Centre.
- Continued provision of an accessible pedestrian entrance (via 117-119 Portland Street).
- Job creation for residents of Manchester through the provision of new office floorspace.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation by rationalising and re-purposing the uses of the Site.
- The Proposed Development will allow future generations to continue appreciating the and understanding the asset and its associated history.

7.17. In response to paragraph 210 of the NPPF (2025):

- The Proposed Development will sustain the significance of the identified heritage asset, whilst ensuring the Site is put in viable uses consistent with their conservation.
- The Proposed Development contributes positively to sustainable communities, including economic vitality by introducing viable uses into the Site.
- The Proposed Development will make a positive contribution to local character and distinctiveness.

Amenity Consideration

Relevant Policies / Material Considerations

- Core Strategy Policy DM1 requires that all development should consider specific issues related to the nature of the development.

Applicant's Response

7.18. The Proposed Development seeks approval for sensitive internal refurbishment works to the Site and change of use from Sui Generis use to office use (Use Class E(c)) and retail, indoor sport, recreation and fitness use (Use Class E(a, d)), allowing the space to be leased by either retail operators or indoor fitness/leisure providers (e.g. small-scale Pilates studios) .

7.19. As part of the ceiling treatment to the space applied for Use Class E(a, d) on the Lower Ground Level, installation of acoustics fire-rated ceiling is proposed to improve the acoustics performance of the space. This would ensure there is no undue noise impact to the adjoining office use.

7.20. Rationalisation and replacement of the existing M&E equipment also form part of this Application, which confines to internal area of the Site i.e. no additional plant equipment is proposed on the external of the building. This would ensure there is no additional plant equipment-related noise impact to the nearby area.

7.21. Furthermore, a Construction Management Plan prepared by Cubic Works is submitted in support of this Application outlining measures ensuring amenity impact to existing occupier at the building and local amenity is kept to minimum during the construction period of the Proposed Development.

7.22. The Proposed Development therefore is in compliance with Core Strategy Policy DM1.

Conclusion

7.23. The Proposed Development has been comprehensively assessed in relation to the Local Development Plan and other material considerations. The conclusion of that process is that the Proposed Development is in accordance with relevant planning policies of the Local Development Plan, material considerations, and the Local Development Plan when taken as a whole. Therefore, the Proposed Development merits the support of the Local Planning Authority.

8. Conclusion

8.1. In accordance with the requirements of the NPPF, the significance of the designated heritage asset which will be impacted has been described within this Assessment. The impact on this significance has been assessed.

8.2. The Proposed Development comprises a Change of Use Application for Ground and Lower Ground Levels of the Grade II Listed 113-115 Portland Street and a Listed Building Consent Application for the internal refurbishment and reconfiguration at Ground and Lower Ground Levels of the Grade II Listed 113-119 Portland Street in Manchester.

8.3. It has been demonstrated that a number of minor interventions to the listed building are necessary in order to facilitate its viable long-term use.

8.4. It has been concluded that the interventions will result in large proportion of neutral impact with one instance of minor beneficial impact. Therefore, when all interventions are considered as a whole, the overall impact is “no harm”.

8.5. The change of use element of this Application has minor beneficial impact to the listed building as it acts as the conduit for an array of public benefits. Full details are included within the Covering Letter prepared by Deloitte, submitted in support of this Application.

8.6. As a result, the Proposed Development is in accordance with national and local policy when considered as a whole.

Appendix A – Bibliography

Bacon Coloured Map, Manchester City Council, 1878, available from - Maps Collection (manchester.ac.uk), accessed 30 October 2025

English Heritage. (2002). Manchester: The Warehouse legacy. Empress Litho Ltd.

Fowler, A., & Wyke, T. (1993). Many Arts, Many Skills: The origins of the Manchester MEtropolitan University. Amadeus Press.

Goad fire insurance Plans of the city of Manchester Vol 1. (1886). Retrieved from https://commons.wikimedia.org/wiki/Category:Goad_fire_insurance_maps_of_Manchester

Hartwell, C. (2001). Pevsner Architectural Guides- Manchester. Penguin books.

Jeremiah, D. (1980). A Hundred Years or More. Manchester Polytechnic.

Linley House - Dickinson Street. (n.d.). Retrieved from Manchester History: https://www.manchesterhistory.net/manchester/tours/tour6/area6page57.html

Manchester Art Gallery. (2018). Sylvia Pankhurst: Working Women. Retrieved from Manchester Art Gallery, Exhibitions and Events: http://manchesterartgallery.org/exhibitions-and-events/exhibition/sylvia-pankhurst/

Manchester City Art Gallleries, Shrigley, R., & Davis , J. (1995). Inspired by Design; The Arts and Crafts Collection of the Manchester Metropolitan University. Manchester: H. Shanley Printers.

Manchester City Council. (n.d.). Whitworth Street Conservation Area. Retrieved from https://www.manchester.gov.uk/info/511/conservation_areas/970/whitworth_street_conservation_area#:~:text=The%20Whitworth%20Street%2FPrincess%20Street,textile%20industry%20in%20the%20city

Manchester Historical Maps. (n.d.). Retrieved from Manchester Historical Maps: https://manchester.publicprofiler.org/beta/index.php

Manchester Victorian Architects. (2009). Manchester School of Art, Cavendish Street, All Saints. Retrieved from https://manchestervictorianarchitects.org.uk/index.php/buildings/manchester-school-of-artcavendish-street-all-saints

Old Maps Online. (n.d.). Retrieved from https://www.oldmapsonline.org

Ordnance Survey. (1956). University of Manchester special collections. Retrieved from https://luna.manchester.ac.uk/luna/servlet/detail/maps002~1~1~340118~123161?sort=reference_number%2Ctitle&qvq=q:map%201956;sort:reference_number%2Ctitle;lc:maps002~1~1&mi=7&trs=8

Ordnance Survey. (1972). National Grid Maps 1972. Retrieved from National Library of Scotland: https://maps.nls.uk/view/189189633

Science and Industry Museum. (n.d.). Textiiles Gallery. Retrieved 05 25, 2021, from https://www.scienceandindustrymuseum.org.uk/whats-on/textiles-gallery

Slater. (1876). Slater's Directory of Manchester & Salford, 1876 [Part 2: Trades, Institutions, Streets, etc.]. Retrieved from University of Leicester: https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/260883/rec/2

117-119 Portland Street, Manchester Slater. (1883). Slater's Directory of Manchester & Salford, 1883. [Part 2: Trades, Institutions, Streets, etc.]. Retrieved from University of Leicester Special Collections online: https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/112424/rec/1

Slater. (1886). Slater's Directory of Manchester & Salford, 1886. [Part 2: Trades, Institutions, Streets, etc.]. Retrieved from University of Leicester Special Collections Online: https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/112427/rec/3

Slater. (1895). Slater's Manchester & Salford Directory, 1895. [Part 2: Trades, Institutions, Streets, etc.]. Retrieved from https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/112429/rec/4

Slater. (1909). Slater's Manchester, Salford & Suburban Directory, 1909. [Part 1: Topography & Street Directory]. Retrieved from University of Leicester Special Collections: https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/112433/rec/3

Slater. (1911). Slater's Manchester, Salford & Suburban Directory, 1911. [Part 1: Street Directory]. Retrieved from University of Leicester Special Collections: https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/218304/rec/1

The Manchester Courier. (1998, October 28). The Manchester Courier;. p. 9. University of Manchester. (n.d.). Maps Collection. Retrieved from https://luna.manchester.ac.uk/luna/servlet/detail/maps002~1~1~336301~122680?sort=reference_number%2Ctitle&qvq=q:manchester%20map%201824;sort:reference_number%2Ctitle;lc:Gaskell2~91~1,Manchester~20~20

Manchester~18~18,Manchester~15~15,Manchester~93~93,Manc University of Manchester. (n.d.). Maps Collection. Retrieved from https://luna.manchester.ac.uk/luna/servlet/detail/maps002~1~1~339725~123133?sort=reference_number%2Ctitle&qvq=q:manchester%20map%201891;sort:reference_number%2Ctitle;lc:Manchester~20~20,Manchester~19~19,Manchester~14~14,Gaskell2~91~1,lib1~1~1,ManchesterDe

Ashurst, J & Ireland, R. (2012). Practical Building Conservation: Mortars, Renders & Plasters. Ashgate.

Appendix B – Site History

Site History

Summary

1.1. 113-119 Portland Street was originally built as a shipping warehouse in Manchester. Though initially built as a single block around a courtyard, the building seems to have been built for multiple occupation. 113-115 Portland Street was originally occupied by merchant partnership James & Co. agents, who specialised in carpet and felt manufacturing and were agents for Firth, Williams & Co. who were also carpet manufacturers. 117-119 Portland Street was originally occupied by a different merchant partnership – Schwann, Modera, and Co who specialised in velvets, velveteens, cords, and moleskins [1]. There were also other merchant occupiers specialising in a variety of products, which has been set out later in this Appendix.

1.2. The building sits adjacent to many other former trade and shipping warehouses on Portland Street and Princess Street built around the same time, slowly replacing heavy industrial uses which previously occupied the area. The grandeur of these Victorian warehouses reflects an important period in Manchester's industrial history when the city was at its pinnacle of cotton trade and was attracting wealthy merchants and traders from as far as America. The following section explains this evolution further in detail.

History of Manchester[2]

1.3. The first major settlement of what is now Manchester City Centre was established by the Romans in AD 79, who built a fort at Castlefield. By the 13th century the Grelley family had established a manor house north of the Roman fort, recorded in 1184. The medieval town then grew around the manor house, although nothing predates the fifteenth century survived.

1.4. The parish church (made a cathedral in 1847) was made collegiate in 1421 and was almost completely rebuilt thereafter. The priest's college with its great hall (now Chetham's School and Library) was erected on the site of the Grelley manor house and is the best and most intact example of its type in the country.

[1] The list of occupiers was found in Slater's Directory of Manchester & Salford, 1876 (Part 1 and Part 2)
[2] The principal sources for this section are:
Hartwell, Clare, Manchester Pevsner Architectural Guides, Yale University Press, London
Kidd, Alan, Manchester: A History, Carnegie Publishing Ltd, Lancaster
Makepeace, Chris, A Century of Manchester, Sutton Publishing Ltd, Stroud
Mason, Amanda, The Manchester Blitz, Imperial War Museum, https://www.iwm.org.uk/history/the-manchester-blitz. Accessed 30 October 2025.
Schofield, Jonathan, My Guide to Manchester, Manchester Books Ltd, Manchester

1.5. Manchester was described by the Royal Antiquary John Leland as “the fairest, best builded town” he had ever seen, following a visit to the north in 1538. By the end of the 16th century Manchester’s population had more than quadrupled and was being seen as a centre for the cloth trade. Manchester’s specialism for cotton containing cloth was firmly established by the end of the 17th century as the centre of a network of south Lancashire towns that specialised in the production of cotton containing cloth.

1.6. Manchester came under siege during the Civil War in 1642, along with a serious outbreak of the bubonic plague in 1645, caused trade to come to a halt. However, recovery came quickly as merchants resumed their activities and inward migration renewed the population.

1.7. The establishment of the church of St Ann in 1709 and the laying out of St Ann’s Square in 1720 to the south of the old town centre was the first major planned development outside the medieval town. The church, along with two greatly altered houses on King Street, are thought to be all that remains of this period of development.

1.8. Increase in trade was facilitated by better infrastructure. The roads to Stockport, Oldham and Ashton-under-Lyne were all turnpikes by the early 1730s, and links to Liverpool and the west improved when the Irwell and Mersey navigation opened in 1736.

1.9. By the second half of the 18th century, Manchester had become a first rank provincial town. Trade was burgeoning, centred on the cotton industry, although production was mainly in domestic workshops.

1.10. Towards the end of the 18th century the town experienced rapid expansion facilitated by sales of large parcels of land in and around the centre in response to increasing demand and soaring land values.

1.11. As urban and industrial expansion gathered pace, Manchester gained international reputation in the 18th and 19th century as a textile industry town, with cotton spinning and weaving mills representing the cotton factory system.

1.12. Industrial development was facilitated greatly by the introduction of canals, which provided the first efficient means of transport for bulky loads of goods. The country’s first canal (1759-65), built by the Third Duke of Bridgewater with its terminus at Castlefield, and significantly assisted the growth of trade. This was followed by the Bury-Bolton, Manchester- Ashton- Oldham and Manchester- Rochdale canals between 1790 and 1806, while the Rochdale Canal was completed in 1804 with a short section accross Manchester which is linked to the Bridgewater Canal at Castlefield. These canals turned Manchester into an inland port.

1.13. The construction of railways soon followed with the world's first passenger railway terminus, the Liverpool and Manchester built in 1830 and now preserved as part of the Manchester Museum of Science and Industry. Store Street Station (later London Road, now Piccadilly) opened in 1842. The construction of new railway lines, stations, goods warehouses and depots led to further redevelopment in central Manchester as acres of land were cleared to accommodate the infrastructure required by the railways.

1.14. The rapid experimentation and development of technology led to Manchester becoming a world centre of engineering by the end of the 19th century.

1.15. By the Victorian era, the City was an urban and industrial colossus, with thriving industries such as iron-founding, engineering, bleaching and dying, as well as cotton spinning. In 1844, Benjamin Disraeli called Manchester "the most wonderful city of modern times".

1.16. Commerce and trade, however, were then more important than manufacturing; the Exchange, which was extended in 1847, had to be rebuilt in 1869-74. Nevertheless, the system of local government lagged behind and it wasn't until 1838 that a municipal corporation was secured, which provided for the creation of new boroughs with elected councils. The manorial rights were bought by the Corporation in 1848, and a decade later Manchester became administratively a city.

1.17. Increasing specialisation in trade and distribution led to warehouses being built in Manchester after 1825. They were used to store agricultural products brought in for the growing Manchester population; and imported raw material which would usually be cotton and finished products such as clothing and dress accessories, ready to be exported. Initially the warehouses were clustered in the Shudehill and Smithfield districts close to the cotton mills in Ancoats but soon started being built in other parts of the city centre as Manchester became the largest textile centre in the world[3].

1.18. The Manchester Ship Canal opened in 1894 and made Manchester a post of international stature, helping to diversify the economic base of the region. Importantly, it cushioned the interwar recession impact brought to City.

1.19. The suburbs greatly expanded during the inter-war years, with more than 27,000 council houses erected between 1924 and 1938, but council rents were still out of reach for the have-nots. Housing conditions were still appalling in the older inner suburbs of Ancoats, Angel Meadow, Chorlton-on-Medlock, and in the Hulme area.

1.20. Throughout the 1920s and 1930s a limited programme of slum clearance was undertaken; however, progress was slow because of national government limits on Local Corporation spending.

[3] (English Heritage, 2002)

1.21. On 1 September 1939, Germany invaded Poland, and World War II began. Like other big industrial cities in Britain, Manchester suffered aerial bombardment during the conflict. Manchester was hit by two nights of air raids in December 1940. These are often referred to as the 'Christmas Blitz'.

1.22. The end of World War II bought a period of decline in manufacturing and the city's economic status. The cotton industry collapsed by the 1950s and drastic industrial decline began in the 1960s.

1.23. Housing remained a problem and the City responded with high rise and deck access solutions in the 1960s and 70s, which, along with widespread unemployment, exacerbated social problems.

1.24. The later part of the 20th century, Manchester was notable for the beginning of regeneration, with exemplary conservation schemes and effective re-use of historic buildings, including the opening of the G-Mex Exhibition Centre in 1986 – the old Central Station, and renewal of the Castlefield area from the 1980s.

History of Manchester Warehouses

1.25. The need for warehouses grew as Manchester had risen to be the largest textile centre in the world by mid-19th century, and they were usually built with considerable architectural interest. The front of the warehouses facing the main streets was often used as offices whilst the rear of the buildings was mostly storage space and for the inspection of the cotton goods in natural light[4]. This has resulted in buildings, often six to seven storeys in height, with opulent front facades in brick and/or terracotta and the rears almost entirely glazed, of which the Site is no exception.

1.26. The thriving cotton trade gave central Manchester a distinctive physical appearance, so much so its architecture was regarded as the most advanced and innovative in the United Kingdom by the mid-18th century. An increasing rise in new warehouses in the latter half of the 19th century, bolstered by the 1870 Education Act and introduction of cheap parcel post in 1882, led to warehouses being built with significant architectural characteristics. In particular, warehouses that were built in mid-Victorian and Edwardian era in Manchester were one of the glories of Manchester's architectural heritage[5]. They were concentrated in the Dale Street and Portland Street area, because there was a need for larger and grander warehouses which would reflect the wealth of the merchants and provide ample natural light for inspection of goods. Much of central Manchester is still defined by ornate warehouse architecture from Northern Quarter down Portland Street, and Whitworth Street to Great Bridgewater Street. The architecture of textile marketing is still intact in the area around Princess Street and Whitworth Street, and this is the primary reason for the designation of this area as the Whitworth Street Conservation Area.

[4] History | Whitworth Street Conservation Area | Manchester City Council
[5] Kidd, A. (2011). Manchester A History by Alan Kidd. Carnegie Publishing. P. 104-105

1.27. Different types of warehouses were built at that era servicing different purposes. Home trade warehouses served the home market and retailers to inspect the goods and make orders, these warehouses often came with impressive hall or foyer and showrooms made of mahagony counters beneath the windows where goods could be inspected. Shipping warehouses proliferated with the opening-up of foreign trade in early 19th century, where goods were still received and inspected, there were less emphasis on impressive interiors[6].

1.28. Following the decline of the textile industry in the 1920s, many of these warehouses became vacant. In more recent years, some of them were converted into residential flats and offices, breathing a new life into into these buildings which signify Manchester's past as the textile centre in the world.

History of the Site

1.29. Portland Street was known to be one of the biggest concentrations of Manchester warehouses in the region, which became monuments to the importance of the trade, boasting a mixture of bold architectural significance and functionality[7].

1.30. The area where the site is now located remained vacant in the early 19th century amidst speculatively laid out streets largely in grid pattern in Manchester City Centre. West-bound Portland Street stopped at the David Street (now known as Princess Street) junction and the area running west was vacant, albeit Oxford Road was opened in 1790. It is indicative of the trend of westward development from the City Centre to Oxford Road area.

1.31. It has been suggested that the building could have been designed by Cleggs and Knowles architects but that is not verified[8].

1.32. The following maps show how 113-119 Portland Street and the surrounding areas developed. The full Site has been marked with a red line boundary.

[6] Hartwell, C. (2002).Pevsner Architectural Guide Manchester. Yale University Press
[7] English Heritage. (2002). Manchester: The Warehouse Legacy An Introduction and Guide. English Heritage.
[8] Manchester Victorian Architects, n.d. Warehouse Portland Street/ Dickinson Street, available from portland-streetdickinson-street, accessed October 2025

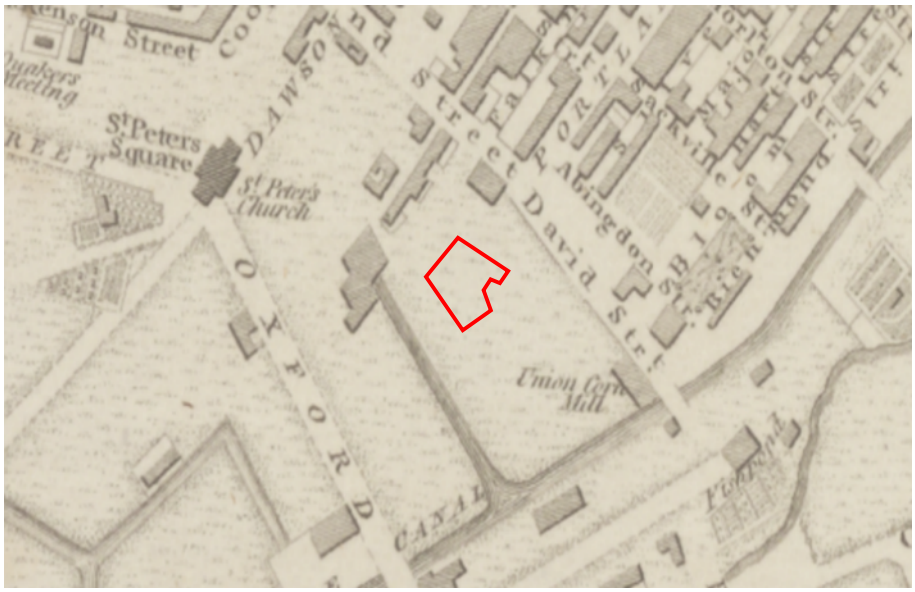


Figure 1 - Excerpt from Roper map 1807 with approximate area of the site indicated by a red line (Manchester Historical Maps accessed 30 October 2025[9])

1.33. Figure 1 shows that the site was vacant in 1807 and development is concentrated towards the north and east of the site. Development around the site is limited to a few industrial buildings such as Union Corn Mill. The industrial building closest to the site can be seen having a canal arm connection from Rochdale Canal. St. Peter's Church which initially occupied St. Peter's Square is in close proximity. Portland Street and Faulkner Street which then ended at David Street have some development on either side. Oxford Road though defined as a major roadway has very little development surrounding it.

[9] Manchester Historical Maps, https://manchester.publicprofiler.org/beta/index.php, accessed 30 October 2025



Figure 2 - Excerpt from Manchester Angile map 1811 with approximate area of the site indicated by red line (Old Maps Online[10] accessed 30 October 2025). The Site is vacant at this point, though the areas to the north/east are built up.

1.34. As seen in Figure 2, while the site is still vacant in 1811, development has extended towards the site, especially along George Street and Falkner Street.

[10] Old Maps Online, https://www.oldmapsonline.org, accessed on 30 October 2025



Figure 3 - Excerpt from A Plan of Manchester and Salford, surveyed 1821 by James Pigot with approximate area of the site indicated by a red line (Maps collection of the University of Manchester online accessed 30 October 2025[11]).

1.35. Figure 3 shows an increase in industrial development around the Site in 1821, which is still vacant. There is growing development around David Street and the Rochdale Canal to the south of the site. The site is now located between two canal arms drawn from Rochdale Canal to provide water to the growing industries, which would depend on them to run their steam powered engines.

[11] Manchester, James Pigot , 1821, available from - Maps Collection (manchester.ac.uk), accessed 30 October 2025



Figure 4 - Excerpt from Manchester and its Environs, surveyed in 1824 by William Swire with approximate area of the site indicated by a red line (Maps collection of the University of Manchester online accessed 30 October 2025[12]).



[12] Manchester, William Swire , 1824, available from - Maps Collection (manchester.ac.uk), accessed 30 October 2025

Figure 5 - Excerpt from Lancashire Sheet CIV Surveyed 1845 with approximate area of the site indicated by red line (National Library of Scotland accessed 30 October 2025[13]). The Site is occupied by the vast Globe Ironworks

1.36. Figure 4 is the first map which shows industrial development on the site along the canal arm in 1824. The site is partially occupied by a linear building bounded by the new Dickinson Street and the canal arm to the east, which as seen in Figure 5 is part of a larger industrial development, Globe Ironworks. The canal arm to the west of the site can be seen servicing another industrial development on the opposite side of Dickinson Street. There has also been more development around St Peters Church by this point and between David Street and the site.

1.37. The Globe Ironworks (shown in Figure 5 and identified in Figure 6), founded by Richard Roberts and various partners circa. 1821-1858, was established on the previously identified vacant area, covering a vast amount of space. Its northern end fronts onto Faulkner Street, eastern end onto canal arm, southern end onto the Dickinson Street Mill, and western front along Dickinson Street.



Figure 6 - Excerpt from Ordnance survey five feet to one statute mile. Manchester and Salford Surveyed 1851 with approximate area of the site indicated by red line (Maps collection of the University of Manchester online accessed 30 October 2025[14]).

[13] Manchester and Salford (1:10560), Ordnance Survey, 1851, available from - Maps Collection (manchester.ac.uk), accessed 30 October 2025
[14] Manchester and Salford (1:10560), Ordnance Survey, 1851, available from - Maps Collection (manchester.ac.uk), accessed 30 October 2025

1.38. Figure 6 suggests that by 1851 the Site was surrounded by major industrial developments such as David Street Mill, Oxford Street Saw Mills, Atlas Saw Mills, Waterloo Foundry, Portland Saw Mills and timber yards. The canal arms were used as reservoirs for these industries. While the areas north of the site around St James Street have regular grid patterns with worker housing, the area around the site and Rochdale Canal is interspersed with large industrial buildings.



Figure 7 - Excerpt from Manchester and Salford from the Ordnance and other Surveys, surveyed 1865 by Cassell, Petter & Galphinwith approximate area of the site indicated by a red line (Maps collection of the University of Manchester online accessed 30 October 2025[15]).

[15] Manchester and Salford (4 inches to 1 mile), Cassell, Petter & Galpin, 1865, available from - Maps Collection (manchester.ac.uk), accessed 30 October 2025

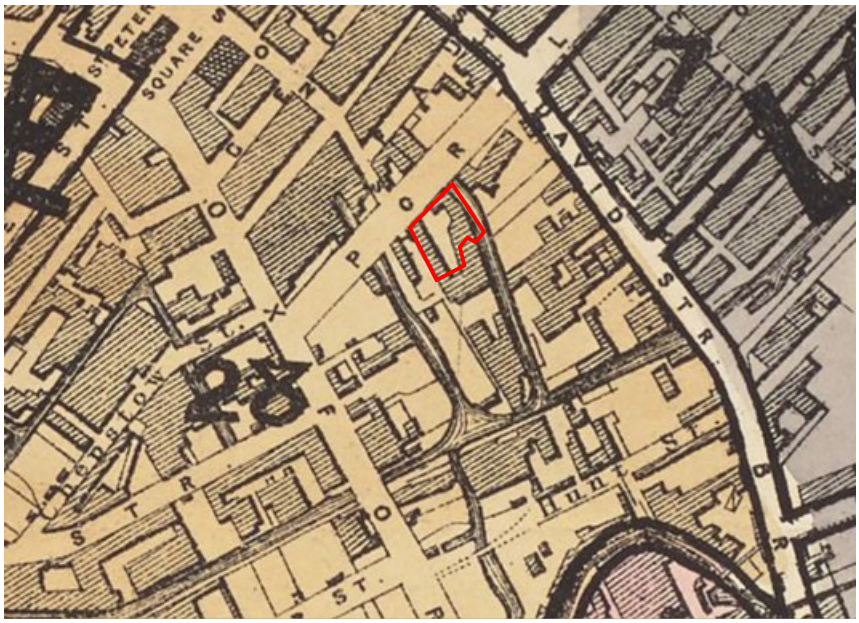


Figure 8 - Excerpt from Map of the Emuneration Districts within the City of Manchester, Census 1871. Approximate area of the site has been marked in red. The site was no longer occupied by the Globe Ironworks and Portland Street has been extended onto Oxford Road (Maps collection of the University of Manchester online accessed 30 October 2025[16]).

1.39. Figure 7 and Figure 8 suggest that between 1865 and 1870 the area formerly occupied by Globe Ironworks and David Street Mill was broken up to allow Portland Street's westward extension to Oxford Road.

1.40. Figure 8 also shows the emergence of a more regular grid pattern around the Site by 1870. Heavy industrial buildings were being replaced by warehouses along Portland Street due to the increasing need for large and grand warehouses to cater to home trade and shipping merchants.

[16] Map of the emuneration districts within the city of Manchester, Census 1871, Report on the Health of the city of Manchester 1874, available from – Maps Collection (manchester.ac.uk), accessed 30 October 2025



Figure 9 - Excerpt from Bacon Coloured map, surveyed 1878 with approximate area of the site indicated by red line (Manchester Libraries, Information and Archives, Manchester City Council[17])

1.41. Between 1876 and 1878 David Street was renamed to Princess Street as seen in Figure 9. The map is at a block level and not very detailed and therefore it cannot be confirmed if the courtyard space seen within the block in Figure 8 still existed at this point.

[17] Bacon Coloured Map, Manchester City Council, 1878, available from - Maps Collection (manchester.ac.uk), accessed 30 October 2025



MANCHESTER. STREET . SLATER'S

Portland Street—continued.
115 James & Co. manufacturers
117 Schwann, Modera & Co. merchants
Dickinson st
123 Ciaflin H. B. & Co. merchants
125 Boissaye A. & Co. merchants
127 Heugh, Balfour & Co. merchants
129 Thabot James & Co. merchants
Oxford st
(Right hand side.)
2 Barlow&Jones limited. manufacturers
Mosley Arms, Wm. Henshaw
York st
32 Henry A. & S. & Co. merchants
34 Wells John M. warehouseman
40 Cross John & Sons, manufacturers
40 Crewdson & Worthington, merchants
42 M'Naughtan & Thom, calico printers
44a Ainsworth Thos. flax spinner
Charlotte st
44 Bayley & Craven, calico printers
46 & 48 Rayson Simon, linen agent
52 Hoyt, Son & Co. accountants
52a Pearson Henry & Son, manufacturers
54 Child Wm. merchant
54a M'Tear & Co. manufacturers
56 Wormald Mary Ann, dining rooms
58 Yates James, hairdresser
60 Booth Charles, fruiterer
62 Holt Wm. newsagent
64 Beck James, greengrocer
66 Thornton James, shopkeeper
Nicholas st
70 Baker, Tuckers & Co. manufacturers
70 Tucker Henry & Co. silk spinners
74 Crompton Frederick, beer retailer
76 Higginson Robt. beer retailer
78 Kennedy Mary, diningrooms
78 Warburton Wm. H. pattern card maker
80a Howarth & Co. whitesmiths
80 Royle Wm. beer retailer
82 Kay Wm. H. stampmaker
84 Glennon George, joiner
86 Thomas Wm. photographer
86 Willshaw Thos. beer retailer
88 Slater & Co. bleachers
88 Norris Walker, dyer
88 Grosvenor & Co. sharebroker
92 Massey James, beer retailer
Bond st
94 Three Legs of Man, Joseph Bagshaw
100 & 102 Dacca Twist Co. merchants
106 Brooke, Simpson & Spiller, drysalters
108 Hindle, Hunter & Co. calico printers
Earwaker John & Co. agents
110 Hesse M. and E. manufacturers
112 Marsden and Banning, cabinet makers
114 Bagshaw and Co. cloth agents
116 PORTLAND CHAMBERS.
Jaffray J. R. and Co. merchants
Moore A. B. agent
Rayner Thomas, physician
Walther and Co. mill furnishers
Smart G. and Co. cloth agents
Cocke George, manufacturer
PORTLAND STREET—continued.
118 Heath Frederick A. surgeon
120 Drey, Simpson and Co. manufacturers
122 to 128 Harrison Wm. and Co. sewing machine makers
Oxford st

Portman Street,
Greame street, Whalley Range.
(Left hand side.)
PORTMAN TERRACE.
1 Crompton John, secretary
3 Acton William, surveyor
5 Rowley Nathaniel, sharebroker
7 Sheldon John H, warehouseman
9 Jones Joseph M. traveller
11 Baxter John, manufacturer
13 Grainger Henry, traveller
WILLIE TERRACE.
15 Ramsden Joseph, buyer
17 Wood Mrs Elizabeth
19 Hall Thos. H. cashier
21 Sandiford Nathan P. spirit merchant

GROSVENOR TERRACE.
23 Beves William, proprietor of the skating rink
25 Cleaton Mr William
27 Bibby Joseph W. cashier
29 Ashe Frederick, cashier
31 Hazlehurst Wm. iron wire manufctr
33 Radford Richard H. engineer
35 Evans Mr Herbert
37 Youatt John, accountant
39 Turner Wm. potato salesman [maker
41 Westbury Robt. surgical instrument
43 Ward Thomas, estate agent
45 Werner Ernest, buyer
47 Stanley Joseph, oil merchant
49 Collins Benoni, manager
ALPHA TERRACE.
2 Simpson Alexander, clerk
4 Byrne William, cashier
6 Blackhall Arthur, clerk
10 Butler Edmund, traveller
12 Lord Mr James
14 Adin William, salesman
SCHILLER TERRACE.
36 Ryder Martha, shoe factor
38 Kerr James, warehouseman

Portsmouth Street,
Dover street, C on M.
Davies and Normanton contractors
Ackers st
13 Turnock Elizabeth, householder
15 Fleming Isabella, householder
17 Ellis Martha, householder
19 Hopkins Robert W. merchant
21 Williams William, clerk
Weymouth st
23 Wood Robert, mechanic
25 Musgrave Jabez S. cigar merchant
27 Lever Emma, householder
29 Dreschfield Samuel, householder
Grafton st
42 Batty Mary, householder
44 Shaw Stephen, clerk
46 Griffiths Mary, householder
48 Norcliffe John W. bank clerk
50 M'Whirter William, merchant
52 Birch Mary, householder
54 Brown Daniel M. commission agent
56 Fawcett William, cashier
58 Wilkinson Charles, buyer
60 Corbishley Marian A. householder
Grafton st

Poynton Street,
Greenhill street, Greenheys.
1 Hasleham John, schoolmaster
3 Northorp William, schoolmaster
5 Denton Hiram, agent
7 Tassie Josephine, dressmaker
9 Ball Henry, schoolmaster
11 Wright Thomas, warehouseman
13 Jackson Thomas, painter
15 Rutherford Edward, warehouseman
17 Hassall Maria, householder
19 Beresford John E. warehouseman
21 Bowker Thomas A. warehouseman
23 Rogers Mary, householder
2 Reynolds John H. bootmaker
4 Kent Wm, traveller
6 Lees George H. cashier
8 Andrews George O. clerk
10 Gibbons Samuel, traveller
12 Holding John, artist
14 Sutton Thos. H. householder
16 Bewsher Robt. warehouseman
18 Walker Richd. designer
20 Brown Alfred, insurance surveyor
22 Crofton Frederick H. cashier
24 Betteney John W. secretary

Preston Street.
Top of Upper Jackson st. Hulme.
(Left hand side.)
1 Credland James, builder
3 Hardcastle Wm. newsagent
5 Thornton George jun. cabdriver
7 Thornton George sen. shopkeeper
9 Rigg John, cooper
Chapman st

17 Taylor Wm. greengrocer
19 Conner Thos. smallware dealer
21 Chamberlain Matilda, tobacconist
23 Sinclair Jane, baker
25 Johnson Ellen, tripe seller
25 Meaney W. F. tailor
29 Workman Thos. newsagent
31 Ashforth James T. draper
33 Meyer Louis, draper
35 Shelmerdine Wm. picture frame maker
37 O'Flaherty Mary Ann, eating house keeper
39 Matthews Thos. B. draper
41 M'Cann Patrick, bootmaker
43 Howard Robert, provision dealer
45 Green Oliver A. glass and china dealer
Warwick st
55 Duesberry Wm. builder
65 Liddle John, greengrocer
67 Crosby Wm. dyer
69 Withers Catherine, butcher
71 Hornblow Wm. shopkeeper
73 Hammond John, shopkeeper
Dorset st
75 Hand Wm. hairdresser
77 White George, dairyman
79 Hand Wm. jun. painter
81 Watson Thos, bootmaker
Belleek st
83 Brash Isaac, milliner
85 Morton Joseph, tobacconist
87 Anson Jonathan, bookseller
89 Williams Hugh, broker
Radnor st
91 Foden Thos. baker
93 Leadbeater John, watchmaker
95 Holmes John, greengrocer
Potter st
97 Linley John, joiner
99 Sellars Wm. joiner
101 Hayes John, musician
103 Hampton George, cabinet maker
105 Atherton John, maker-up
107 Edwards Edwd. labourer
109 Watson Alfred, mechanic
Bath st
111 Shatwell George, broker
113 Boothroyd Joseph, bookseller
115 Neil Mary, shopkeeper
117 Williams Edwd. M. tailor
119 Monks Ann, tobacconist
121 Hardy Martha, bootmaker
123 Naphtali J. S. broker
125 Horrocks John J. toy dealer
127 Naphtali J. S, broker
Upper Moss lane

(Right hand side.)
2 Grand Junction Inn, John S. Grange
2a Mingay James, toy dealer & stationer
4 Crawford John W. plumber
6 Wood Samuel, tailor
Trafford st
8 Steele James, butcher
10 Banks John, beer retailer
14 Hacking James, pawnbroker
Longworth st
16 Hewitt John, tailor
18 Fowler Wm. poulterer
20 Donnsworth Henry, shoemaker
22 Clarke Thos. shopkeeper
23 Gascoyne Margaret, householder
16 Foden Thos. householder
30 Burke John, glass china and earthenware
32 Heathcote Lucy, confectioner
34 Chester Thos. bootmaker
City place
36 Swainston Wm. smallware dealer
38 Simpson John, bootmaker
40 Newall John, shopkeeper
42 Kinsella James, provision dealer
44 Arton Richd, chemist and druggist
White st
46 Travis Matthew, beer retailer
48 Hicks James, shopkeeper
50 Clegg Isaac, plumber
52 Williams Thos. shopkeeper
54 Raymond Francis, beer retailer
Carlisle st

160 L E

Figure 10 - Excerpt from Slater's Directory of Manchester and Salford, published in 1876 showing James and Co manufactuer was registered at 115 Portland Street (University of Leicester[18] aaccessed 30 October 2025).

[18] Slater's Directory of Manchester and Salford, Slater, 1876, available from University of Leicester: https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/260883/rec/2, , accessed 30 October 2025

1.42. The Slater's Directory of Manchester and Salford[19], published in 1876 (Figure 10), notes that 115 Portland Street was registered by James & Co manufacturers, a carpet and felt manufacturers and agents for Firth, Williams and Co.



Figure 11 - Excerpt from Goad Fire Insurance Plan of the city of Manchester, dated 1886[20] with approximate area of the Site indicated by red line and north indicated in the map in black. This is the first time that the building form on site mirrors that today.

[19] The Slater's Directory of Manchester and Salford. (1886). Issac Slater, available from https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/260883/rec/2, accessed 30 October 2025
[20] (Goad fire insurance Plans of the city of Manchester Vol 1, 1886)

1.43. Figure 11 shows the truncated canal arm to the north of 113-115 Portland Street in 1886 Street (then known as 113 Portland Street) in Goad fire insurance plan of Manchester. The canal arm which existed to the west of the site was also truncated by 1886. The 1886 map is the first time that the building form on site mirrors what we see today and suggests that the building was always built for multiple occupation. The light wells seen in the map exist even today. The figure suggests that the block to the rear of 117-119 Portland Street (then known as 115-117 Portland Street, as understood by correlating Slater Trade Directory data with the Goad fire insurance plans, 1886) was probably part of the building and was used as a packing warehouse. It included 2 engines of 30 HP each. There was an access through this building to the rear courtyard. The loading bay on Dickinson Street is also clearly indicated.

1.44. By 1886 the rest of the Portland Street warehouses adjacent to the site had been completed as seen in the detailed plot subdivision.

1.45. In Figure 11, 113-115 Portland Street is shown as being owned by H.T.W. on the Insurance plans but Slater's directory, 1886 suggests that it was occupied by Whitehead & Sandbach manufacturers. The changing occupancy of the Site is further explored in the end of this Appendix.



Figure 12- Dickinson street power station c.1890 with the lower section of 119 Portland Street just visible (Our Town Story, accessed 30 October 2025[21]).

1.46. Figure 12 shows an image of Dickinson Street power station and the now demolished building to the rear of 117-119 Portland Street. This was confirmed by correlating Figure 12 and the 1891 map on Figure 13. It was only two storeys tall and replicated the architectural details found in the rest of the building. This suggests that this building was a part of 117-119 Portland Street and would explain some of the remaining interior features in the rear of the extant building, including suggestion of a chimney breast. The gate to the power station between 117-119 Portland Street and 125 Portland Street as shown in Figure 12 has also now been demolished.

[21] Dickinson Street Power Station, Manchester, c. 1890s, Our Town Story, Dickinson Street Power Station, Manchester, available from Dickinson Street Power Station, Manchester, C. 1890s - Gallery - Iamtimbo | Our Town Story, accessed 30 October 2025



Figure 13 Excerpt from Ordnance Survey Map Surveyed 1891 with approximate area of the Site indicated by red (Maps collection of the University of Manchester online accessed accessed 30 October 2025[22]).

1.47. Figure 11 and Figure 13 suggest that further beyond the site is the vacant Corporation Yard, while to the west is St James' Theatre. Slater's Directory also suggests that 111 Portland Street housed the Austrian and Hungarian Consulate. This shows the gradual shift in urban landscape around the site, from a heavy industrial character to an important trade, business and cultural area.

[22] Manchester and Salford (1:10560), Ordnance Survey, 1891, available from - Maps Collection (manchester.ac.uk), accessed 30 October 2025



Figure 14- Excerpt from Ordnanace Survey, surveyed 1896, with approximate area of the Site indicated by red line (Old Maps online and Ordnance Survey Maps from National Library of Scotland accessed 30 October 2025[23])

1.48. The building form in 1896 is as per shown in Figure 11 in 1886 and Figure 13 in 1891, albeit the atriums and rooflights are also more clearly visible on this plan on buildings across the area. The Corporation Electric Light Station building was built in 1893 on the site of the current Linley House, to the south of the site. This station served an area of up to half a square mile around it. While the canal arm north the the site has not undergone any change, the canal arm to the west of the site can be seen further truncated, giving way to more commercial and cultural floorspace.

[23] Manchester (1:2500), Ordnance Survey, 1896, available from - Maps Collection (manchester.ac.uk), accessed 30 October 2025



Figure 15 – Excerpt from Lancashire CIV.10 1915-1916 with approximate area of the Site indicated by red line (National Library of Scotland accessed 30 October 2025[24]).

1.49. By 1915 (Figure 15) due to increased demand of electricity, a second power station was built across the canal basin arm to the north of the Site, on the plot on Bloom Street. A footbridge close to the Rochdale canal had been built to facilitate movement between the two electricity stations. There has been further development on remaining vacant plots along Whitworth Street. While there were still some industrial buildings remaining in 1915 around the site such as the Chepstow Street mill, they were quickly being replaced by more cultural buildings. For instance, the Hippodrome and the Picture Theatre were developed along Oxford Road close to Chepstow Street mill and the Timber Yard block in the same area was also further developed.

[24] Manchester and Salford Ordnance Survey, 1891, available from - Maps Collection (manchester.ac.uk), accessed 30 October 2025



Figure 16- Excerpt from Manchester Bomb damage Map, surveyed 1940-1941 with approximate area of the Site indicated by green line. The areas hit by bombs are marked in red. (Maps collection of the University of Manchester online accessed 30 October 2025[25]).

1.50. The Site was unharmed in the Christmas Blitz in 1940 (Figure 16), however 21 Dickinson Street, 98 and 96 Portland Street opposite the Site sustained considerable damage. While the canal basin to the west of the site has been completely filled by 1940, the canal basin to the north of the site is still intact.

[25] Manchester Bomb map, 1940, available from - Maps Collection (manchester.ac.uk), accessed 30 October 2025



Figure 17- Excerpt from Ordnance survey map, National grid series, surveyed 1954 (SJ 89 NW) Site boundary marked in red. (Maps collection of the University of Manchester online accessed 30 October 2025[26])

1.51. Figure 17 showing the map form 1954 shows that the canal basin arm and footbridge north of the Site was still existing. The buildings along Portland Street, Sackville Street and Oxford Street which were destroyed in the Christmas Blitz have not been rebuilt yet.



Figure 18- Excerpt from Ordnance Survey Map, National grid series, surveyed between 1949-1972 (SJ89NW – A). The Site has been marked in red (National Library of Scotland accessed 30 October 2025)[27].

[26] Manchester (1:10560), 1954, Ordnance Survey, available from - Maps Collection (manchester.ac.uk), accessed 30 October 2025
[27] Manchester, 1972, Ordnance Survey, available from https://maps.nls.uk/view/189189633, accessed 30 October 2025



Figure 19: Exposed brick wall at the back of 117-119 Portland Street facing Linley House (Author's own image, 9 January 2024)

1.52. Figure 18 shows that by 1972 the built form along Dickinson Street had been broken up and the Corporation Electricity station demolished, forming Linley House, the current building to the south (across a small access road) which was built in 1963. Evidence of the broken form can be seen in the rear of 117-119 Portland Street (Figure 18). The canal basin arm north of the site was also filled to develop an extensive car parking space before Linley House was built[28].

1.53. A review of information stored at Manchester Central Library Archives shows several instances of internal alterations to the building. In 1979, a letter refers to cleaning and painting of the exterior of 113-119 Portland Street, along with necessary repairs. This indicates instances of modern intervention and repair to the building.

More Recent Developments (1990s)

1.54. More recently, the Site has been through more changes and works. In June 1995, a Listed Building Consent (Ref: 047633/LO/CITY2/95) was approved for internal demolition and alterations to convert the Site from a 'building centre' for review of materials, into galleries.

1.55. Figure 20 to Figure 23 below illustrates the Site prior to the implementation of the Listed Building Consent (Ref: 047633/LO/CITY2/95). They demonstrate evidence of modern interventions across the Site, most likely from when the Site was in use as a building centre.

[28] (Linley House - Dickinson Street, n.d.)



Figure 20 Site prior to implementation of Listed Building Consent Ref: 047633/LO/CITY2/95 (Hodder+Partners, n.d.)



Figure 21 Site prior to implementation of Listed Building Consent Ref: 047633/LO/CITY2/95 (Hodder+Partners, n.d.)



Figure 22 Site prior to implementation of Listed Building Consent Ref: 047633/LO/CITY2/95 (Hodder+Partners, n.d.)



Figure 23 Site prior to implementation of Listed Building Consent Ref: 047633/LO/CITY2/95 (Hodder+Partners, n.d.)

1.56. The approved Listed Building Consent Ref: 047633/LO/CITY2/95 saw the Site being turned into galleries (commonly known as the CUBE Gallery until it ceased operation in October 2013). Figure 24 to Figure 27 below illustrates the internal areas of the Site when it was operating as CUBE Gallery. It is evidential that a relatively large amount of interventions and works have been carried out under the Listed Building Consent, which in turns evidence there has been ongoing internal interventions and changes at the Site.

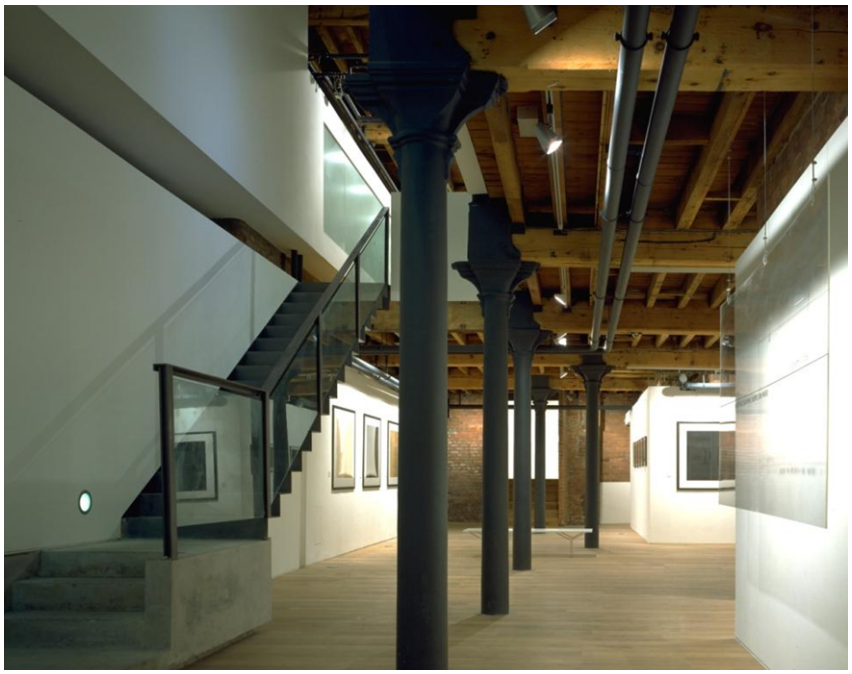


Figure 24 Site operating as CUBE Gallery under Listed Building Consent Ref: 047633/LO/CITY2/95 (Hodder+Partners, n.d.)



Figure 25 Site operating as CUBE Gallery under Listed Building Consent Ref: 047633/LO/CITY2/95 (Hodder+Partners, n.d.)

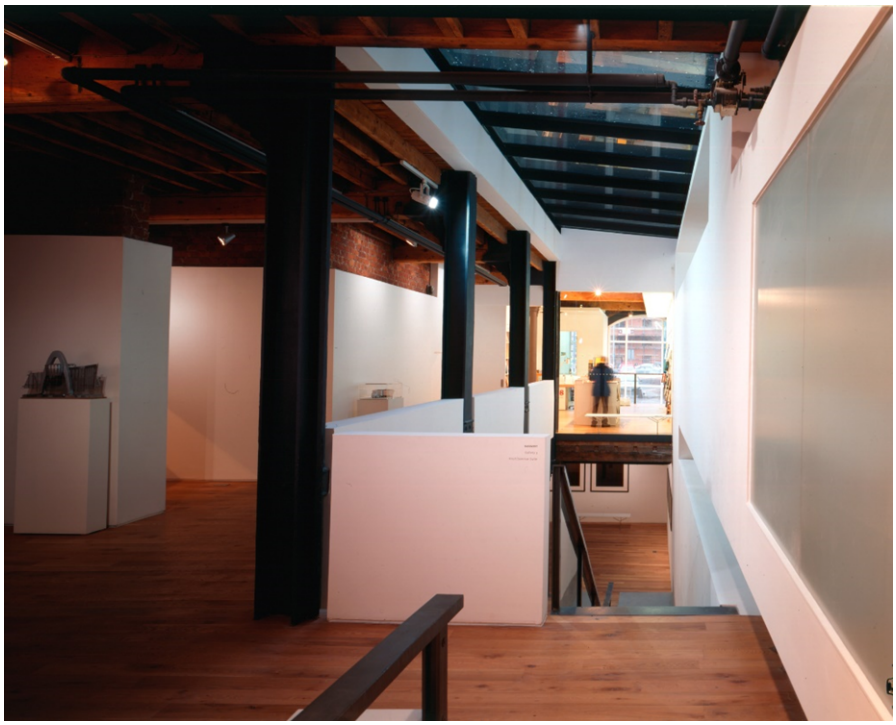


Figure 26 Site operating as CUBE Gallery under Listed Building Consent Ref: 047633/LO/CITY2/95 (Hodder+Partners, n.d.)



Figure 27 Site operating as CUBE Gallery under Listed Building Consent Ref: 047633/LO/CITY2/95 (Hodder+Partners, n.d.)

Historic Use

1.57. The table below shows the historic use of 113-119 Portland Street. The two buildings had different numberings over the years as the built form along Portland Street kept evolving.

Table 1 Historic Uses of 113-119 Portland Street

Year	113-115 Portland Street	117-119 Portland Street
1876[29]	115 Portland Street James and Co manufacturers (carpet and felt manufacturers and agents for Firth, Williams and Co) Other occupiers (most probably rented the space from James and Co): • Shepherd & Beveridge (Kirkcaldy), floor cloth manufacturers • Templeton J. & J. S. (Glasgow), carpet manufacturers • Wells & Lemottie (London), floorcloth manufacturers	117 Portland Street Schwann, Modera and Co. merchants (specialised in velvets, velveteens, cords, and moleskins). They were the only occupiers of the building in 1876.
1883[30]	115 Portland Street James and Co manufacturers (carpet and felt manufacturers and agents for Firth, Williams and Co)	117 Portland Street Schwann, Modera and Co. merchants (specialised in velvets, velveteens, cords, and moleskins).
1886[31]	113 Portland Street Whitehead & Sandbach manufacturers from 25th March 1886 (specialized in manufacturers of white and ed brocades, satteens, royal ribs, satin drills, ills, Oxfords, velvets, velveteens, &c.)	115 & 117 Portland Street Schwann, Modera and Co. merchants (specialised in velvets, velveteens, cords, and moleskins).

[29] (Slater, Slater's Directory of Manchester & Salford, 1876 [Part 2: Trades, Institutions, Streets, etc.], 1876)
[30] (Slater, Slater's Directory of Manchester & Salford, 1883. [Part 2: Trades, Institutions, Streets, etc.], 1883)
[31] (Slater, Slater's Directory of Manchester & Salford, 1886. [Part 2: Trades, Institutions, Streets, etc.], 1886)

Year	113-115 Portland Street	117-119 Portland Street
1895[32]	113 Portland Street Smith J.T. & J.E. Jones, manufacturers (Cotton piece goods manufacturers and merchants.)	115 & 117 Portland Street Schill, Modera & Co. merchants
1909[33]	113 Portland Street Smith J.T. & J.E. Jones, Ltd manufacturers (Cotton piece goods manufacturers and merchants.)	115 & 117 Portland Street Schill, Seebohm & Co. Lim merchants 115a & 117 Portland Street Schill, Pearson & Co. Lim merchants
1911[34]	113 Portland Street Smith J.T. & J.E. Jones, Ltd manufacturers (Cotton piece goods manufacturers and merchants.)	115 & 117 Portland Street Schill, Seebohm & Co. Lim merchants 115 & 117 Portland Street Schill, Pearson & Co. Lim merchants 115 & 117 Portland Street Schill Brothers (Colonial) Limited merchants

[32] (Slater, Slater's Manchester & Salford Directory, 1895. [Part 2: Trades, Institutions, Streets, etc.], 1895)
[33] (Slater, Slater's Manchester, Salford & Suburban Directory, 1909. [Part 1: Topography & Street Directory], 1909)
[34] (Slater, Slater's Manchester, Salford & Suburban Directory, 1911. [Part 1: Street Directory], 1911)

Appendix C - Gazetteer

Deloitte LLP
100 Embankment, Cathedral Approach, Manchester, M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: 01614556512
johcooper@deloitte.co.uk

Client: Bruntwood AV Limited

Subject: Appendix C – Gazetteer

Introduction

This document (the "Gazetteer") is prepared to provide a detailed photographic record and discussion of the significance of items where interventions are proposed i.e. ceiling treatment and structural knock-through on Ground Level.

In accordance with the National Planning Policy Framework (2025), the scope this Gazetteer is limited to where interventions are proposed (internal to the Site) and is proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the Proposed Development on its significance.

Elements to be removed / stripped out, as per drawing references: AXI-049 Rev00 and AXI-050 Rev00, are also documented in this Gazetteer for completeness.

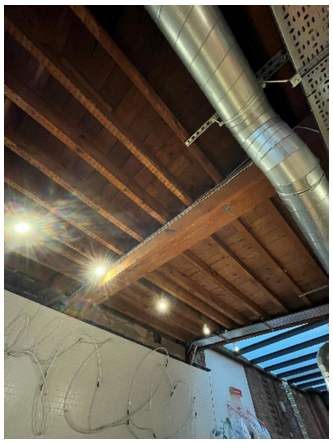
Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

© 2026 Deloitte LLP. All rights reserved.

#	Item	Description	Images (all author's own)
Ground Level			
1.	Masonry wall	Masonry wall at the front area of the Site, which separates the Site from 117-119 Portland Street. There is evidence of later infill in this masonry wall (Figure 1, Figure 2), demonstrating that there were internal connections between and across 113-119 historically. Across Ground Level, there is extensive area of exposed masonry wall, albeit with various modern interventions affixed. This element is of medium significance.	Figure 1 Masonry wall at the front area of the Site, adjacent to 117-119 Portland Street  Figure 2 Masonry wall at the front area of the Site, adjacent to 117-119 Portland Street 
2.	Exposed timber beam ceiling ("Zone 1" of Appendix A)	Extensive area of exposed timber ceilings in this area including ceiling joists and header joists. A mix of historic and modern planks sit on top of timber joists. Demonstrable signs of modern interventions and previous fixings exist on timber joists. Markings suggest lathe and plaster ceiling in this area when the building was constructed, aligning with the availability and use of plaster panel in that era (please refer to	Figure 3 Exposed ceiling at Zone 1 (refer to Appendix A) 

#	Item	Description	Images (all author's own)
		Appendix B of this Gazetteer for illustration). This element is of medium significance, evidential of original construction, however the M&E equipment has a negative impact on this significance.	Figure 4 Exposed ceiling at Zone 1 (refer to Appendix A), near main entrance to House of Fu  Figure 5 Exposed ceiling at Zone 1 (refer to Appendix A), near existing bar space  Figure 6 Exposed ceiling at Zone 1 (refer to Appendix A), near main entrance to House of Fu 

#	Item	Description	Images (all author's own)
3.	Exposed timber beam ceiling ("Zone 2" of Appendix A)	Extensive area of exposed timber ceilings in this area including ceiling joists and header joists. A mix of historic and modern planks sit on top of timber joists. Demonstrable signs of modern interventions and previous fixings exist on timber joists. Markings suggest lathe and plaster ceiling in this area when the building was constructed, aligning with the availability and use of plaster panel in that era (please refer to Appendix B of this Gazetteer for illustration). This element is of medium significance, evidential of original construction, however the M&E equipment has a negative impact on this significance.	Figure 7 Exposed ceiling at Zone 2 (refer to Appendix A), near the bar space  Figure 8 Exposed ceiling at Zone 2 (refer to Appendix A), near the glazed well  Figure 9 Exposed ceiling at Zone 2 (refer to Appendix A), near the glazed well 

#	Item	Description	Images (all author's own)
4.	Exposed timber beam ceiling ("Zone 3" of Appendix A)	Extensive area of exposed timber ceilings in this area including ceiling joists and header joists. A mix of historic and modern planks sit on top of timber joists. Demonstrable signs of modern interventions and previous fixings exist on timber joists (Figure 11). Signs of previous fixings suggest lathe and plaster ceiling in this area when the building was constructed, aligning with the availability and use of plaster panel in that era (please refer to Appendix B of this Gazetteer for illustration). This element is of medium significance as evidential of original construction i.e. largely original wooden beams and planks.	Figure 10 Exposed ceiling within Zone 3 (refer to Appendix A)  Figure 11 Exposed ceiling within Zone 3 (refer to Appendix A), showing sign of previous fixing (circled in red) 

#	Item	Description	Images (all author's own)
			Figure 12 Exposed ceiling within Zone 3 (refer to Appendix A) 
5.	Exposed timber beam ceiling ("Zone 4" of Appendix A)	Extensive area of exposed timber ceilings in this area including ceiling joists and header joists. A mix of historic and modern planks sit on top of timber joists. Demonstrable signs of modern interventions and previous fixings exist on timber joists (Figure 15). Markings suggest lathe and plaster ceiling in this area when the building was constructed, aligning with the availability of plaster panel in that era (please refer to Appendix B of this Gazetteer for illustration). There are steel beams which represent later structural reinforcements (Figure 16). This element is of medium significance, evidential of original construction, however the M&E equipment and modern interventions have a negative impact on this significance.	Figure 13 Exposed ceiling within Zone 4 (refer to Appendix A)  Figure 14 Exposed ceiling within Zone 4 (refer to Appendix A) 

#	Item	Description	Images (all author's own)
			Figure 15 Exposed ceiling within Zone 4 (refer to Appendix A)  Figure 16 Exposed ceiling within Zone 4 (refer to Appendix A), note reinstatement structure in-situ 

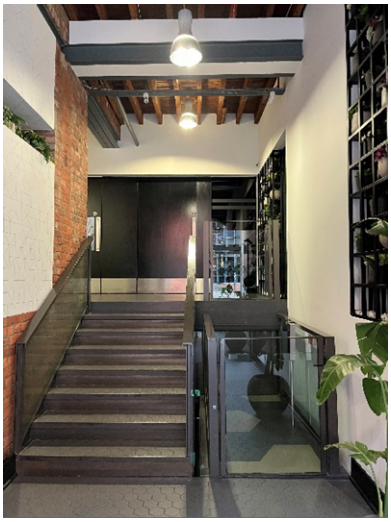
6.	Existing kitchen	Existing modern kitchen for current occupier of the Site. To be removed / stripped back as per drawing ref: AXI-050 Rev00. No exposed timber ceiling in this area. This element is of no significance.	Figure 17 Existing modern kitchen at back of the Site  Figure 18 Existing modern kitchen at back of the Site  Figure 19 Existing modern kitchen at back of the Site

Deloitte.

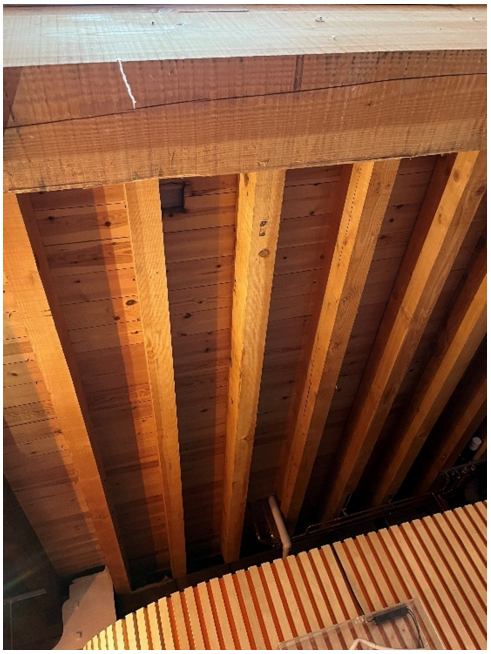
#	Item	Description	Images (all author's own)
			

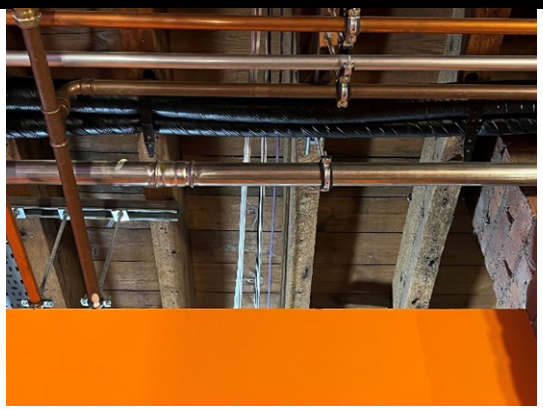
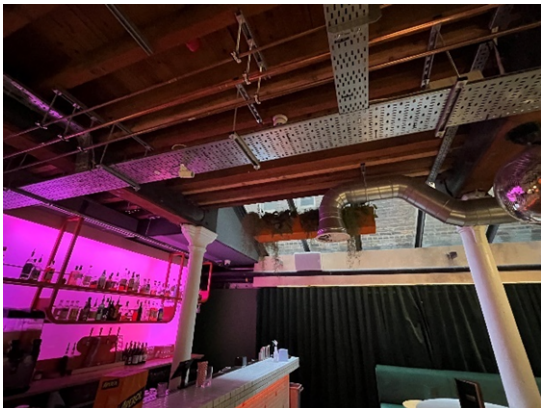
7.	Internal fixtures / structures (existing occupier)	Elements of internal modern fixtures / existing fit out in the Site by the existing occupier. To be removed / stripped back as per drawing ref: AXI-050 Rev00. These elements are of no significance.	Figure 20 Existing internal fixture, near opening at central area of the Site  Figure 21 Existing internal fixture / banquettes, central area of the Site  Figure 22 Existing internal fixture, at front area of the Site  Figure 23 Existing internal fixture, at front area of the Site

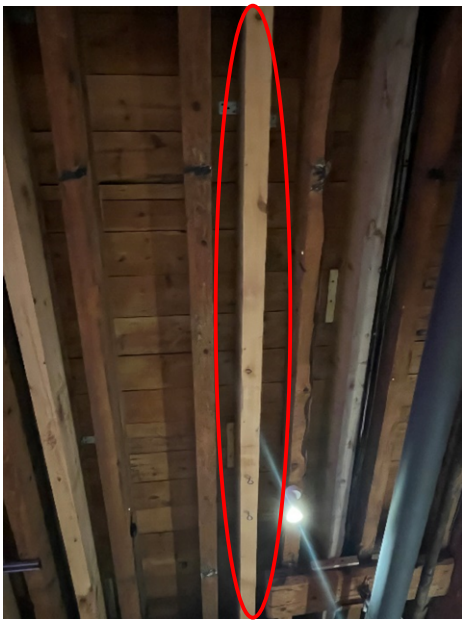
#	Item	Description	Images (all author's own)
			 Figure 24 Existing internal fixture, central area of the Site 
8.	Internal fixture / structure	Modern structure i.e. Dwarf wall and staircase in this location (near proposed masonry opening – item 1 at front area of the Site). These elements are of no significance.	Figure 25 Existing structure (dwarf wall and stairs - circled in red) 

#	Item	Description	Images (all author's own)
9.	Internal fixture / structure	Modern structure i.e. access lift and modern stairs are of no significance relative to the listing of the building, albeit of modern high quality architectural interventions.	Figure 26 Internal modern fixture at central area of the Site, current access to the upper floors 
Lower Ground Level			
10.	Exposed timber beam ceiling ("Zone 5" of Appendix A)	Extensive area of exposed timber ceilings in this area including ceiling joists and header joists. Large proportion of modern planks and some historic planks sit on top of timber joists. This is in area of the new opening between G/F and LG/F carried out under Listed Building Consent Ref: 047633/LO/CITY2/95 Demonstrable signs of modern interventions as large proportion of modern ceiling joists, header joists, and planks. There are comparatively more modern interventions to the ceilings on Lower Ground Level e.g. replacement timber elements, higher level of M&E equipment, fixtures and fittings. This element is of medium significance, evidential of	Figure 27 Exposed ceiling within Zone 5 (refer to Appendix A), note modern header joists, ceiling joists  Figure 28 Exposed ceiling within Zone 5 (refer to Appendix A), note modern header joists, ceiling joists 

#	Item	Description	Images (all author's own)
		original construction, however the high level of modern intervention has a negative impact on this significance.	Figure 29 Exposed ceiling within Zone 5 (refer to Appendix A), note modern header joists, ceiling joists 
11.	Exposed timber beam ceiling ("Zone 6" of Appendix A)	Extensive area of timber floors in this area including ceiling joists and header joists. A mix of and historic planks sit on top of timber joists. Demonstrable signs of modern interventions with equipment, ductworks, M&E equipment and previous fixings. Presence of modern timber ceiling joists, header joists, and planks (Figure 31). There are comparatively more modern interventions to the ceilings on Lower Ground Level e.g. replacement timber elements, higher level of M&E equipment, fixtures and fittings. This element is of medium significance, evidential of original construction, however the high level of M&E equipment and modern interventions have a negative impact on this significance.	Figure 30 Exposed ceiling within Zone 6 (refer to Appendix A), note extensive ductworks affixed 

			Figure 31 Exposed ceiling within Zone 6 (refer to Appendix A), note modern header joists, ceiling joists, planks  Figure 32 Exposed ceiling within Zone 6 (refer to Appendix A), note extensive M&E equipment, ductworks  Figure 33 Exposed ceiling within Zone 6 (refer to Appendix A), note extensive M&E equipment, ductworks, previous fixings

#	Item	Description	Images (all author's own)
			
12.	Exposed timber beam ceiling ("Zone 7" of Appendix A)	Extensive area of timber floors in this area including ceiling joists and header joists. A mix of and historic planks sit on top of timber joists. Demonstrable signs of modern interventions with equipment, ductworks, M&E equipment. Presence of evidence for likely previous materials that were affixed onto the ceiling (Figure 36, Figure 37). There are comparatively more modern interventions to the ceilings on Lower Ground Level e.g. replacement timber elements, higher level of M&E equipment, fixtures and fittings. This element is of medium significance, evidential of original construction, however the high level of M&E equipment and modern interventions have a negative impact on this significance.	Figure 34 Exposed ceiling within Zone 7 (refer to Appendix A), note extensive interventions affixed  Figure 35 Exposed ceiling within Zone 6 (refer to Appendix A), note extensive ductwork equipment 

#	Item	Description	Images (all author's own)
			Figure 36 Exposed ceiling within Zone 7 (refer to Appendix A), note evidence of materials previously affixed to ceiling – circled in red  Figure 37 Exposed ceiling within Zone 7 (refer to Appendix A), note additional modern timber joist evident of materials previously inserted ceiling – circled in red 

#	Item	Description	Images (all author's own)
13.	Internal fixtures / structure (existing occupier)	Elements of internal modern fixtures / existing fit outs by the existing occupier. To be removed / stripped back as per drawing ref: AXI-049 Rev00. These elements are of no significance.	Figure 38 Existing internal fixtures, at front area of the Site  Figure 39 Existing internal fixture, at front area of the Site  Figure 40 Existing internal fixture, at front area of the Site 

#	Item	Description	Images (all author's own)
			Figure 41 Existing internal fixture, at central area of the Site near opening 

Deloitte.

Appendix A – Marked-Up Ground Level and Lower Ground Level Plan (Showing Ceiling Zones)

NOTES

ORIGINAL A1

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
COPYRIGHT PROTECTED.

FOR PLANNING
DO NOT USE FOR CONSTRUCTION

CONSULTANT REFERENCES IN DRAWING:

STRUCTURAL - REF/REVISION



01 / 000 COMBINED GROUND FLOOR GA PLAN AS EXISTING

SCALE - 1:100 @ A1

PLAN

0 0.5 1.0 2.0 3.0 4.0 5.0m

Scale 1:100

REV	DATE	DESCRIPTION	DRAWN	CHECKED
3.00	23/10/25	ISSUED FOR PLANNING	SO	ARB

AXI

ADDRESS : 4th FLOOR CALICO 53-55 MOSLEY STREET, MANCHESTER ,M2 3HQ
TELEPHONE : +44 (0)161 879 7357
EMAIL : www.axi.studio
COMPANY No : 11847325

CLIENT

bruntwood SciTech

PROJECT
113 - 119
PORTLAND STREET
MANCHESTER

DRAWING REFERENCE
GROUND FLOOR PLAN
AS EXISTING

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
25 - 281	1:100@A1	11.09.05	SO	ARB

DRAWING REFERENCE	STAGE	REV
AXI - 000	3	00

NOTES

ORIGINAL A1

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
COPYRIGHT PROTECTED.

FOR PLANNING
DO NOT USE FOR CONSTRUCTION

CONSULTANT REFERENCES IN DRAWING:

STRUCTURAL - REF/REVISION



01 -001 COMBINED LOWER GROUND FLOOR GA PLAN AS EXISTING
SCALE - 1:100 @ A1
PLAN

0 0.5 1.0 2.0 3.0 4.0 5.0m
Scale 1:100

REV	DATE	DESCRIPTION	DRAWN	CHECKED
3.00	23/10/25	ISSUED FOR PLANNING	SO	ARB

AXI

ADDRESS : 4th FLOOR CALICO 53-55 MOSLEY STREET, MANCHESTER ,M2 3HQ
TELEPHONE : +44 (0)161 879 7357
EMAIL : www.axi.studio
COMPANY No : 11847325

CLIENT
bruntwood SciTech

PROJECT
113 - 119
PORTLAND STREET
MANCHESTER

DRAWING REFERENCE
LOWER GROUND FLOOR PLAN
AS EXISTING

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
25 - 281	1:100@A1	11.09.05	SO	ARB

DRAWING REFERENCE	STAGE	REV
AXI - -001	3	00

Deloitte.

Appendix B – Further Illustration on Use of Lathe and Plaster Ceiling (Ashurst, J & Ireland, R. (2012))

HISTORIC MORTAR MIXES

In many historic recipes and specifications for building, the proportions of lime quoted relate to quicklime and not lime putty. This of course was not the case for non-hydraulic lime employed for fine plaster; it was invariably slaked to putty before mixing with the aggregate. As most quicklime expands on slaking, a given volume of quicklime will produce a greater volume of lime putty. Examples of historic recipes are given opposite (dates refer to the publication cited). There are clearly some contradictions in published literature, perhaps reflecting differing professional opinion, local practice, or the quality of the lime.

Proportions usually also depended on purpose. For example, Cowper cited in 1927 with reference to hydraulic limes:

1. *Load-bearing walls below ground*
   One part by volume sand:one part by volume hydraulic lime.
2. *Load-bearing walls above ground*
   Two parts by volume of sand:one part by volume of hydraulic lime.
3. *Non-load bearing structures (for example, one-storey partition walls)*
   No more than three parts by volume of sand : one part by volume hydraulic lime.

Such citations are not to be used as literal models for mixes today, but they inform understanding of historical practice.

SUPPORTS

For ceilings, internal stud partitions and dry-lining to solid walls, plaster was applied to some form of flexible support, fixed to studding or joists. Until the mid-19th century this was usually either timber lath (traditionally riven oak or chestnut, but later sawn timber including softwood), water reed or combed wheat reed. Sometimes the support was in the form of split boards.

Metal lath was first patented by Edmund Cartwright in 1799 as wire netting stapled to board. Proper metal lathing was introduced into England in 1841, with gradual refinements over the course of the 19th century, and was popular because of its improved fire resistance and speed of installation.

Bricklath consisted of a square wire mesh onto which lumps of clay were fired, to provide increased adhesion when used as a support for plaster. It was first patented in Prussia in 1889, to meet the need for a support that could withstand high levels of humidity and ammonia vapours in the imperial stables. A modern version is still available.

In the late 19th and early 20th centuries various sheet materials were developed for use in partition walls and ceilings. Early plaster panels were patented by R.W. Hitchin in 1875. These were made of a layer of gypsum between two sheets of canvas framed by lath (generally 2 feet 6 inches wide and 3–4 feet in length, or 0.7 by 0.9–1.2 m). True plasterboard, in which a layer of gypsum plaster is sandwiched between two sheets of stout paper, was patented in America in 1894 but was not widely used in England until the 1920s, due to trade union opposition. It was exploited before the Second World War by some speculative builders, and more so in the post-war reconstruction period. The ease and speed of installation with less skilled labour were clear attractions. Wood fibre and wood wool boards, suitable for plastering with gypsum plasters, were developed in the early 20th century. It is interesting to note that the original 'Celotex' insulation board, developed in the USA in the 1920s, was made from bagasse, a fibrous waste product of sugar-cane processing.



Supports for plaster

Top left: Riven lath is split along the natural grain of the wood. It is more irregular than sawn lath, but much stronger.

Top right: Sawn lath.

Bottom left: In many areas, water reed was used as a cheaper and more readily-available support than timber lath, for both stud partitions and ceilings. It was fixed to timber studs or joists using strips of riven lath.

Bottom right: Water reed support for a ceiling, viewed from above.

Deloitte.

This report has been prepared for Bruntwood AV Limited, on the understanding that it will be made publicly available.

All copyright and other proprietary rights in the report remain the property of Deloitte LLP and any rights not expressly granted in these terms or in the Contract are reserved.

No party other than Bruntwood AV Limited is entitled to rely on the report for any purpose whatsoever and thus we accept no liability to any other party who is shown or gains access to this document.

The information contained within this report is provided to assist Bruntwood AV Limited with this Planning Application. The report makes use of a range of third party data sources. Whilst every reasonable care has been taken in compiling this report, Deloitte LLP cannot guarantee its accuracy.

If this document contains details of an arrangement that could result in a tax or National Insurance saving, no such conditions of confidentiality apply to the details of that arrangement (for example, for the purpose of discussion with tax authorities).

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 2 New Street Square, London EC4A 3BZ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NWE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NWE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

© 2026 Deloitte LLP. All rights reserved.