firman consulting



Manchester Crown Court

Minshull Street

New Judges' Lift Lobby

STATEMENT OF SIGNIFICANCE &

HERITAGE IMPACT ASSESSMENT

April 2026

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1.0 INTRODUCTION

1.1 Background

This document containing a Statement of Significance and Heritage Impact Assessment has been produced to support an application for Listed Building Consent for the construction of new lobby to the Judge's Lift in the level 2 basement car park at the Grade II* listed building known as Manchester Crown Court, Minshull Street located at Minshull Street, Manchester.

1.2 Project Detail & Justification for the works

The project comprises the construction of a new partition to enclose an existing three-sided recess in front of the Judges' lift in the basement car park of the building. The partition will create a lobby in front of the lift.

The aims of the project are to create a secure lobby to protect members of the judiciary using the lift from potential fire in the car park. The lift currently opens directly into the car park providing no protection at all.

The construction of the lobby is justified on fire safety grounds to protect users of the lift and the building above from a possible fire within the basement car park.

Construction of the lobby will create a need for alterations to existing mechanical and electrical services and security access control can be added to the lift lobby where no control over access to the lift is currently provided.

1.3 Authorship

This document has been prepared by Rob Firman, Director of **firman**|consulting. Rob Firman is a Chartered Architect and RIBA Accredited Conservation Architect with over 35 years' experience of which more than 15 years has involved working with listed buildings. He has been engaged in works to listed court buildings in the Ministry of Justice Estate continuously since 2014 and has completed many Listed Building Consent applications across the UK.

1.4 Purpose of this document

This document has been produced to assess the impact of proposals on the significance of the Listed Building. It summarises the significance of the asset as necessary and proportionate in the context of the works currently proposed as recommended by NPPF paragraph 194. By assessing the proposals for Manchester Crown Court, Minshull Street in the context of the historic understanding and statement of significance, this Heritage Impact Assessment will test the impact of the proposed changes to the building on that significance to assist the Local Planning Authority in their duties under NPPF paragraph 195.

1.5 The Structure of the Assessment

The document has been set out in a series of logical sections. The sections are sequential and each one builds upon the previous section explaining more about the process of understanding the historic asset.

The Understanding Section 2.0 seeks to summarise the background context of the site.

The Historical Development section 3.0 provides key information regarding the development of the historic asset, its surroundings and phases of development.

The Assessment of Significance Section 4.0 builds upon the extent of understanding and seeks to make judgements about the importance of the asset using a "value based" assessment technique. This approach is an established principle within international conservation practice.

Description of Proposals Section 5.0 summarises the proposals for changes to the building.

The Heritage Impact Assessment Section 6.0 assesses the impact of the proposals on the significance of the listed building using the relevant planning policy and guidance.

2.0 UNDERSTANDING

2.1 Location

The Manchester Crown Court, Minshull Street building stands in a prominent location in the city centre, close to Picadilly Railway Station (to the south-east). It is bounded on all sides by roads – Minshull Street to the south-west, Bloom Street and the Major Street surface car park to the north-west, Aytoun Street and the A6 to the north-east and Auburn Street to the south-east. The Rochdale Canal passes the building adjacent to its south-eastern wall.

2.2 Designations

2.2.1 Listed Buildings

Listed Buildings are buildings of special architectural and historic interest which make up the historic environment in England and Wales. They are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 which entails for all alterations or demolition works to require Listed Building Consent from the local planning authority before they can proceed.

Manchester Crown Court, Minshull Street is listed Grade II* (Historic England List Entry Number: 1219894). The building was first listed on 3rd October 1974 and is named as 'City Police Courts'. The listing text reads:

1868-71, by Thomas Worthington. Red brick with sandstone dressings, steeply pitched slate roofs. Rectangular plan on corner site. Italian Gothic style. Two-and-a-half storeys over basement, plus tower at north-west corner, 1:3:3:3:1 bays, the centre gabled, the left end formed by the tower and the right-hand end with a turret; with moulded stone plinth, impost bands, enriched 1st-floor sill-band, Lombard frieze, and stone parapet stepped up to the centre gable with tourelles at the corners of this. Central 2-centred arched doorway with gabled surround including shafts with carved crocket caps; three 2-centred arched 2-light windows above the doorway, and arcaded 5-light attic window in gable; 2, 3 and 2-light windows to both floors of the side ranges, with shafts and 2-centred arched lights with linked hoodmoulds; another doorway to the right-hand end, which has slightly different fenestration to the main floors, arcaded 7-light attic window, and saddle-back roof. Very tall octagonal chimney behind ridge.

Tall square tower to left, with bands, 3-light window to 1st floor with balcony, 2 small lancets to next stage, clockface in arched surround, elaborate stone top stage with corner tourelles and arcaded belfry, and slated pyramidal roof. Left return (to Bloom Street) in similar style, with central doorway, windows of 3, 3, 2, 3 and 3 lights, and 2 large gables each with a 2-centred blank arch containing two 2-light windows. Interior not inspected but probably contains features of equivalent quality.

2.2.2 Conservation Areas

Manchester Crown Court, Minshull Street is not located in a Conservation Area.

2.3 Description

The Crown Court building is constructed in red brick with sandstone dressings and steeply pitched slate roofs. The original 19th century building is in the Gothic Revival style, with a massive corner tower and a chimney stack styled as a campanile. The interior court rooms have been preserved with relatively few alterations. An extension to the building in the 1990s uses similar materials but in a contemporary idiom so that the extension is easily distinguished from the older building it adjoins.

2.4 Planning Context, Policy and Legislative Framework

The legislation, policy and guidance most relevant to this application are outlined below.

2.4.1 Planning (Listed Buildings and Conservation Areas) act 1990

Manchester Crown Court, Minshull Street is Grade II* Listed. The primary legislation relating to Listed Buildings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990**.**

2.4.2 National Planning Policy Framework

The National Planning Policy Framework was revised on 20 July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

With regard to the historic environment, the overarching aim of the policy remains in line with the philosophy of the 2012 framework, namely in achieving sustainable development. An environmental objective is to protect and enhance our built and historic environment.

The relevant policy is outlined within Chapter 16, 'Conserving and Enhancing the Historic Environment'. This chapter reasserts that heritage assets should be conserved in a 'manner appropriate to their significance' (Paragraph 202).

Paragraph 215 states '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'.

2.4.3 Planning Practice Guidance

Planning Practice Guidance (PPG), Historic environment, advice on enhancing and conserving the historic environment, was updated on 24 June 2021 and is a companion to the NPPF**.**

2.4.4 Manchester Local Development Framework

The Local Development Framework is contained in the Core Strategy Development Plan 2012-2027 adopted 11th July 2012. The core strategy sets out the long-term strategic policies for Manchester's future development and is supported by the 'Addendum to Manchester Core Strategy 2024'. Policies applicable to this application are:

Objective 6 Environment; Heritage

Para 12.16: *Manchester is the original industrial city and much of its character is derived from the physical legacy of Victorian innovation. While the City is once again at the forefront of innovation it is important that areas of special architectural or historic interest are preserved and enhanced to create a modern and distinctive City based on its proud heritage.*

Para 12.20: *The historic environment is central to our cultural heritage. It contributes to the identity of Manchester through its aesthetic value and the memories of events. The original Victorian city helps create a sense of place and enhances the quality of our daily lives. Furthermore, it can provide a catalyst for regeneration.*

Para 12.21: *Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals.*

Policy EN3: Heritage

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

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

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

2.4.5 Places for Everyone Joint Development Plan

Manchester (along with its surrounding Boroughs in the Greater Manchester Region) adopted the Places for Everyone Joint Development Plan 2022 to 2039 with effect from 21 March 2024. Broadly, policies from the Core Strategy Development Plan are carried forward, but policy EN3: Heritage is amended by policy JP-P2: Heritage which includes the following statements relevant to this application:

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm.

Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

3.0 HISTORICAL DEVELOPMENT

The foundation stone for the building, originally known as the City Police Courts was laid by the mayor of Manchester on 10 July 1868. The building was designed by the architect Thomas Worthington, who won an invited design competition to secure the commission, and it was completed in December 1871.

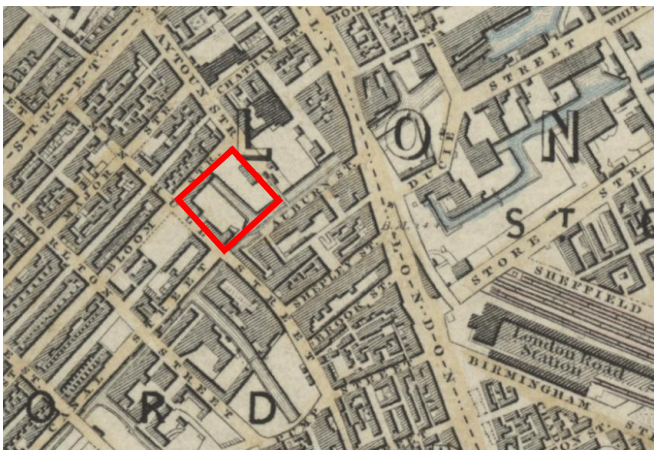
The site of the new building in Minshull Street was formerly used by the paving department of the corporation as a stone yard and the previous buildings on the site were demolished in May 1868.

Worthington drew both on his rejected designs for Manchester Town Hall, and on his earlier plans for Ellen Wilkinson High School, although the central tower he used there is placed asymmetrically at the Police Courts, due to the constraints of the site. It originally contained 4 courts, two of which being appropriated to the police business and two to the sessions. Each façade of the original Police Court building has a distinct, though always Gothic, appearance. On the elevation facing Auburn Street each floor has a different window design—the higher the floor the more ornate the window. The basement has square-headed openings, the ground-floor has shallow triangular-headed windows, and the first-floor windows are of the typical Gothic-lancet type.

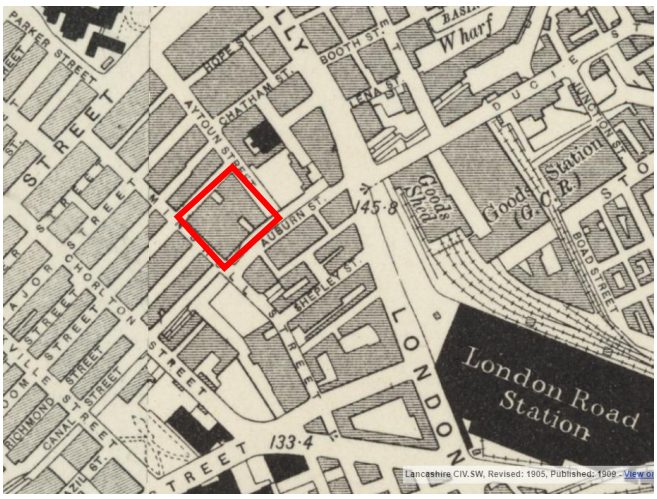
Following the completion of new Courts of Justice in Crown Square in May 1961, the Lord Chancellor's Department decided to close the Minshull Street building in 1989, but as the volume of cases increased in the early 1990s, the department decided to re-open the Minshull Street building again to support the Courts of Justice in Crown Square.

Between 1993 and 1996, the Minshull Street building was extensively modernised. The original courtyard was glazed over, and an extension was added to the Aytoun Street side of the courts. The architect for these works was James Stevenson of the Hurd Rolland Partnership. Internally, the modernised complex at Minshull Street was laid out to accommodate 12 courts.

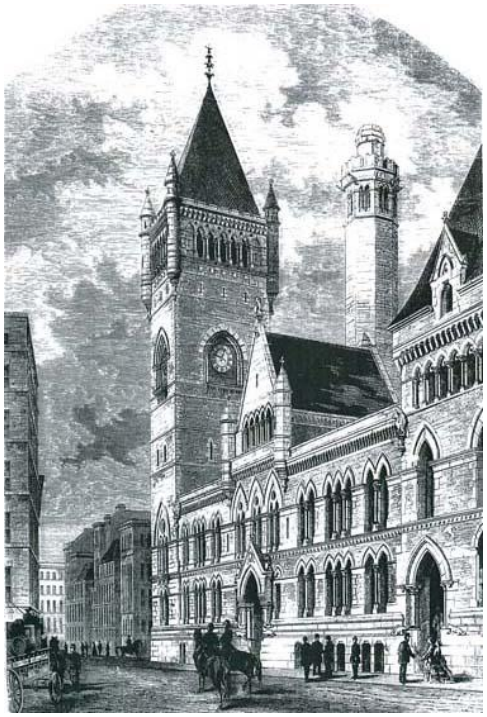
Since then, there have been multiple changes and enhancements to satisfy changing operational and functional requirements of the justice system.



Location of the Crown Court 1848 showing site as a stone storage yard with small linear buildings to perimeter



Location of Crown Court 1909 showing new court building but not much other change to buildings in the surrounding area



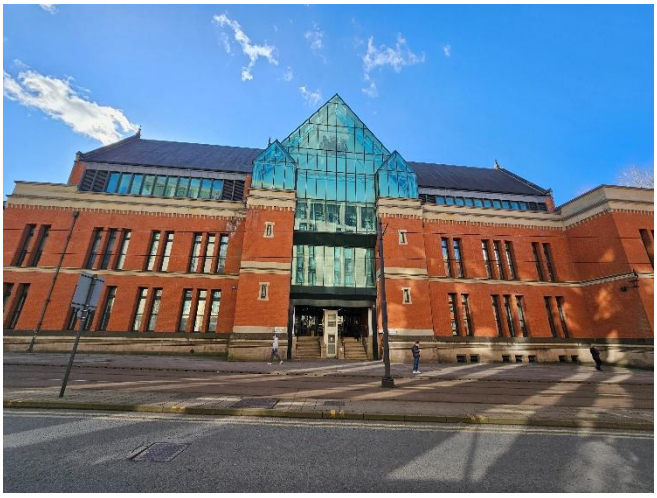
Drawing of the Minshull Street elevation, from the Architectural Design Competition entry by Thomas Worthington c1868



Minshull Street and Auburn Street elevations



Bloom Street elevation



Extension constructed 1993-96 on Aytoun Street, now providing the main entrance to the court building

4.0 SIGNIFICANCE

The building stands in Manchester City Centre close to Picadilly Railway Station and with modern office buildings and hotels nearby. It stands out as a fine example of Victorian Civic Architecture against the rather mundane surrounding modern buildings.

The Crown Court building was constructed for the purpose for which it is now used. Under the current operation and stewardship the historic fabric is not being placed under threat by inappropriate activities. The 1990s extension added courtrooms and upgraded facilities for visitors and relocated the main entrance from Minshull Street to Aytoun Street. The extension compliments the original Victorian Gothic and maintains the architectural significance of the Minshull Street building.

A substantial amount of modern servicing has been inserted into the building, especially in recent years, in order to attain compliance with present day standards of comfort and so forth. These interventions have generally been carried out sympathetically and with care.

4.1 Criteria for Assessing Significance

Significance can be defined as the sum of the cultural heritage values that make a building or place important to this and future generations. The aim of conservation is to sensitively manage change to a place to ensure that its significance is not only protected, but also revealed, reinforced and enhanced at every possible opportunity.

As is explained below, the recognised method of assessing significance is defined by four categories, however there is no set hierarchy and research efforts must be undertaken to determine what forms an asset or element's value. That in turn informs the proposals and interventions applied to a scheme.

All historic sites or buildings are significant for a range of reasons, and it is important to fully understand what all of those reasons are, before arriving at the assessment of the level of significance of the site or building.

Once that process has been undertaken more informed and balanced decisions can be made about the future uses and conservation approach being applied to development.

Annex 2 of the National Planning Policy Framework (NPPF) defines a 'heritage asset' as:

'A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.' It goes on to define the setting of a heritage asset as: 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.'

The "values based" assessments were first pioneered by James Semple Kerr and were embodied into the ICOMOS Burra Charter and are now an established part of Conservation Principles.

Evidential Value: This derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric. These remains provide the primary evidence for how the asset has changed over time. It is the potential of a place to yield evidence about past human activity.

Historical Value: The ways in which past people, events and aspects of life can be connected through a place to the present. These illustrative or associative values of an historic asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present.

Aesthetic Value: The ways in which people draw sensory and intellectual stimulation from a place. This might include the form of an historic asset, its external appearance and how it lies within its setting. Understanding the aesthetic value of an historic asset will be more subjective than the study of its evidential and historical values and will involve trying to express the aesthetic qualities or the relative value of different parts of its form or design.

Communal Value: This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects; it can be commemorative, symbolic or spiritual.

4.2 Assessment of Significance

Evidential (or archaeological) value: Derived from the potential of a place to yield evidence about past human activity. **Evidential value = Low**

Manchester Crown Court, Minshull Street is an extremely fine example of Victorian civic architecture demonstrating and recording the status of Manchester as a significant industrial and commercial city in the late 19th century. Throughout its existence changes have been made to the building, most noticeably the large extension in the 1990s, but clear understanding of its significance ensured the changes were built to a very high quality. Today the Minshull Street Crown Court building stands rather alone in this part of Manchester as a survivor from the Victorian era but still provides a powerful impression of the place. The consistency of scale and materials with high quality detailing underpins the value of this place.

The Judges Lift is located within the 1990s building and the new lobby is to be formed within the basement car park of the building. The basement car park is robust and functional and, largely because its presence adds nothing to the experience of using the building the car park and the area where the new lift lobby is to be constructed can be assessed as having Low Evidential Value.

Historical value: Derived from the ways in which past people, events and aspects of life can be connected through a place to the present. **Historic Value = Low.**

Throughout its existence Manchester Crown Court, Minshull Street has been a regional focus for the implementation and interpretation of the laws of England and it has remained in that use for around 150 years. It has been consistently updated to suit changing operational approaches and attitudes including construction of the new courts and main building entrance in the 1990s.

The Judges Lift is located within the 1990s building and the new lobby is to be formed within the basement car park of the building. The age of the car park area means it can be assessed as having Low Historical Value.

Aesthetic value: Derived from the ways in which people draw sensory and intellectual stimulation from a place. **Aesthetic value = Low**

The original City Police Courts building is a landmark and grand architectural statement, regarded as one of the finest examples of Victorian Gothic civic architecture anywhere in the UK. It is undeniably a glorious monument to the strength of the law in Victorian England and throughout the 20th century.

The building interiors contain grand public spaces, finely designed and detailed courtrooms and elegant corridors and stairways. Few spaces are untouched by the over-arching approach to a coherent and quality building.

The 1990s building extension is much less flamboyant in its Architectural expression and whilst using high quality materials and utilising fine details in places it is not as high a quality building as the original it extends.

The Judges Lift is located within the 1990s building and the new lobby is to be formed within the basement car park of the building. The basement car park is a characterised by use of exposed concrete for almost all surfaces, with no interesting detailing to elevate its appearance above the basic. This lack of detail and singularity of materials can be assessed as having Low Aesthetic Value.

Communal value: Derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. **Communal Value = Low.**

Manchester Crown Court, Minshull Street's communal value is based on its extensive history as the highest court in the city where a vast number of extremely important cases have been tried and judgements laid down. Continuous use of the building as a court since its opening in the late 19th century adds to the historical communal value by retaining valuable historic buildings to ensure they are preserved for the long-term future.

The Judges Lift is located within the 1990s building and the new lobby is to be formed within the basement car park of the building. The basement car park is a private facility for members of the judiciary and some building staff with little to offer or relate to. It can be assessed as having Low Communal Value.

5.0 DESCRIPTION OF PROPOSALS

5.1 Context Analysis

5.1.1 Character Appraisal

The Manchester Crown Court, Minshull Street building is of the highest significance due to its imposing design and exquisite craftsmanship. The building was purpose built for use by the Justice system and as such performs both aesthetically and functionally, with changes made over time being executed to ensure that the fabric is maintained and preserved for future generations. The historic fabric is in fine condition and will continue to remain so given careful consideration to its long-term maintenance. The proposals for this work are specifically designed to retain all significant listed fabric and fixtures and thus preserve the building for both current use and long-term retention of character.

The Court stands within a defined site in the city centre of Manchester, bounded on all four sides by footpaths and roads, with the Rochdale Canal passing its south-east frontage.

The building is a fully functioning Court and as such gets a high volume of pedestrian and vehicular traffic using the building every day. The basement car park area is used by members of the judiciary, building staff and prisoner transport and is a private area with no public access.

The nature of the building use means that it is required to be robust and to provide modern comfort standards, facilities and equipment required for its operation and primary usage.

An appraisal of the spaces directly impacted by these proposals is at Section 5.8 of this document below.

5.1.2 Local Facilities

The local facilities are neither benefitted nor adversely affected by this proposed work.

5.1.3 Physical, Social and Economic Issues

There are no tangible physical socioeconomic issues associated with this work. There will be a contract for the work, which will employ a number of persons locally.

5.2 Policy Context

HMCTS has maintained a policy of caring for the quality of the original building since they assumed ownership, and all works within it are carried out within the over-arching management policy that the building has ‘‘capacity to absorb and accommodate change without unacceptable or irreversible damage’’.

Accordingly, these proposals have been developed to minimise the impact on the building fabric and quality of internal spaces, are fully reversible and will improve the functionality and amenity of the building for its primary users.

Within the current Manchester Core Strategy Plan, the principal policy applicable to this application is:

Policy EN3: Heritage

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

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

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

5.3 Involvement

There has been no consultation with the wider community.

5.4 Response to objectives of good design

A Access

The access to the building is enhanced by the proposals. Installing a lobby will protect users of the lift from possible exposure to fire in the basement car park.

Access(ibility) within the basement car park and the building above will not be impacted by the addition of the new lobby other than making the access compliant with current legislation.

B Appearance

The proposed works within the basement car park will have a minimal impact on the appearance of the basement car park.

C Environmental Sustainability

There is no tangible environmental benefit to the proposals.

D Layout

The layout of the works is dictated by the requirement.

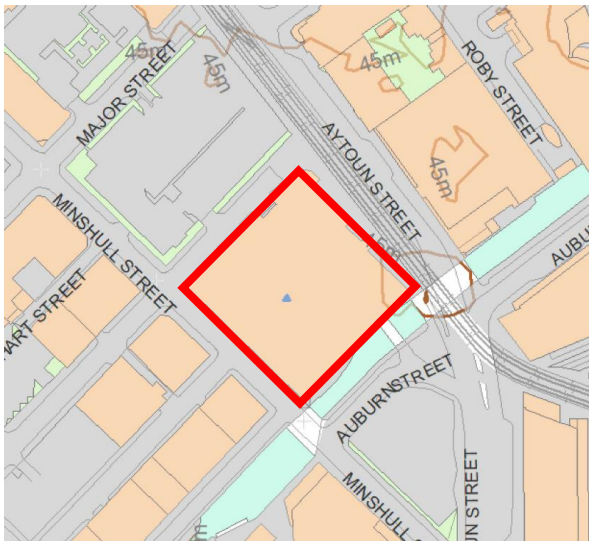
E Scale

The scale of the works is determined by the requirement.

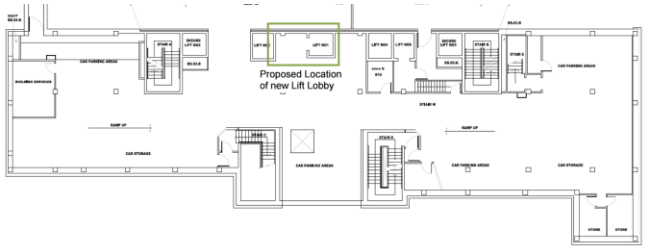
5.5 Location of proposed works

The works are proposed to the interior of the building and are proposed within the existing basement car park beneath the 1990s extension to the original building.

5.5.1 Site Location Plan



5.5.2 Proposed Works Location



Basement floor plan showing location of Judge's lift and proposed new lobby

5.5.3 Aerial View of Site



5.6 Design Evolution

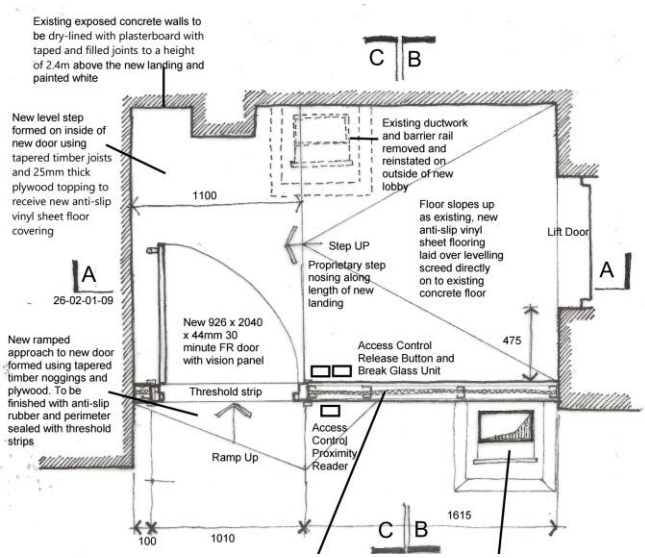
5.6.1 Option proposals

The proposals of this application have been developed with a view to minimising the impact on the heritage asset and 3 alternative options were identified for consideration.

Options considered were driven by the position of the access into the lobby and the impact on existing mechanical services. Compliance with the requirements of the Building Regulations Part B was the key assessment of the options considered. Due to the existing gradient of the sloping concrete floor, full compliance with the requirements of Approved Document M is not achievable.

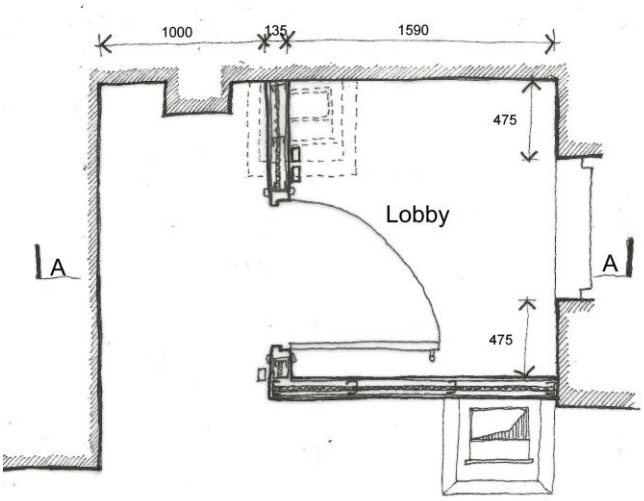
5.6.1.1 Option 1

The first option minimises the extent of new construction and the alterations required to existing car park ventilation ductwork, comprising a simple single wall across the existing recess and retaining much of the existing ductwork for integration into the final scheme. The footprint/internal plan area of the lobby complies with all requirements for lobby size of the building regulations.



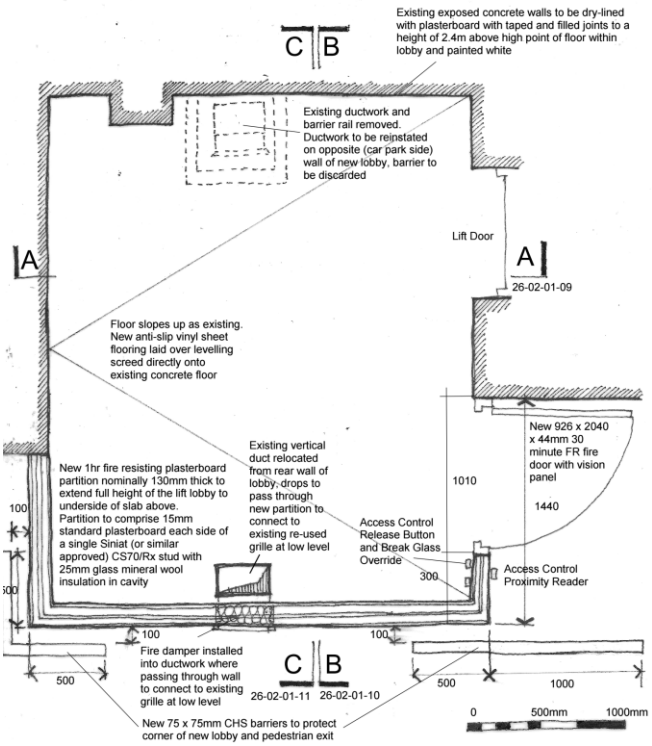
5.6.1.2 Option 2

The second option creates a smaller lobby to avoid the need for a horizontal landing at the door threshold but adds significant changes to the existing ductwork. It doesn't achieve compliance of lobby size requirements of the building regulations.



5.6.1.3 Option 3

The third option extends the footprint of the lobby into the traffic movement area by enough to add the access door to the side of the lift. This option complies with lobby size requirements, retains much of the existing ductwork for re-use and avoids the need for a horizontal landing at the door threshold.



5.6.1.4 Preferred Option

The third option was selected as preferred for its minimal impact on the car park overall and on the existing ductwork specifically. It retains the original design intent of the basement ventilation system and existing connections to plant better than the others considered.

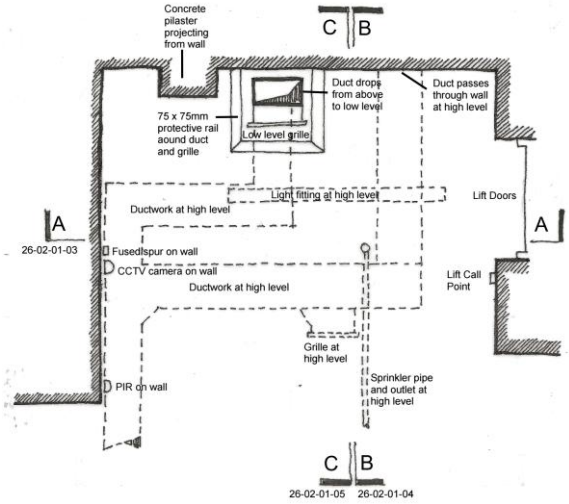
None of the options considered proposed to overcome the existing sloping floor and make the access to the lift compliant with gradients specified in the building regulations for wheelchair users. This was not a requirement of the project brief and is considered impossible without substantial structural alterations to the car park floor and/or lift shaft.

5.7 Understanding the constraints

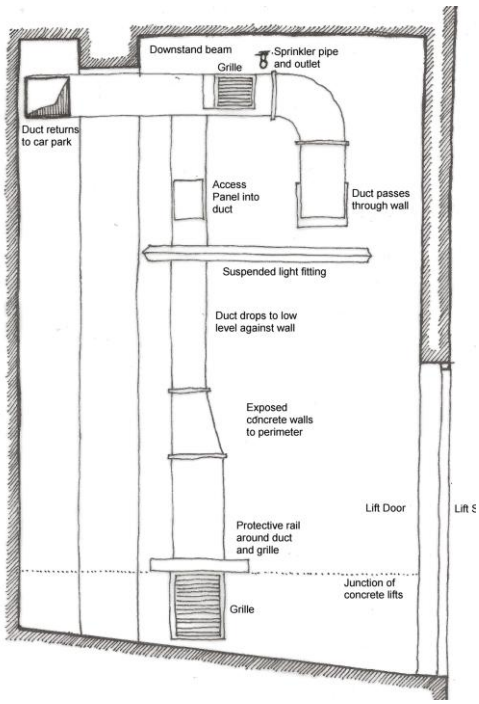
5.7.1 Existing building features

Any new construction should seek to minimise the visual impact on the grade II* listed building and aim to not cover or detract from historic features and details within the building.

The new lift lobby construction is constrained by the existing alignment of concrete walls and floors in the basement car park. There is existing car park ventilation ductwork located within the lobby and the construction of the lobby must not alter the performance of the ventilation system.



Plan of the existing recess in front of the Judges' Lift showing extent of car park ventilation ductwork



Section through existing recess showing sloping floor and ducts

5.7.2 Building Regulations Approved Document B

Building Regulations Approved Document B Section 5: General provisions defines the requirements for the protection of lifts in buildings. The particular paragraphs relevant to this proposal are:

Fire protection of lift installations

5.34 Lift wells should comply with one of the following conditions:

a. *Be sited within the enclosures of a protected stairway.*
b. *Be enclosed with fire resisting construction (minimum REI 30) when in a position that might prejudice the means of escape.*

5.38 In basements and enclosed car parks, the lift should be within the enclosure of a protected stairway. Otherwise, the lift should be approached only via a protected lobby or protected corridor (minimum REI 30).

A Protected corridor/lobby is defined as a corridor or lobby that is adequately protected from fire in adjoining areas by fire resisting construction.

5.7.3 Building Regulations Approved Document M

The key sections of Approved Document M relating to entrances into buildings and internal lobby design are Sections 2 and 3.

Section 2: Access into buildings other than dwellings

Manually operated non-powered entrance doors

Design considerations

2.14 Self-closing devices on manually operated non-powered swing doors disadvantage many people who have limited upper body strength, are pushing prams or are carrying heavy objects.

2.15 A space alongside the leading edge of a door should be provided to enable a wheelchair user to reach and grip the door handle, then open the door without releasing hold on the handle and without the footrest colliding with the return wall.

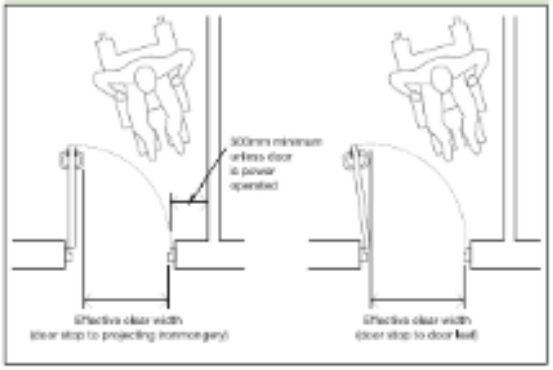
2.16 Door furniture on manually operated non-powered doors should be easy to operate by people with limited manual dexterity and be readily apparent against the background of the door.

Provisions

2.17 Manually operated non-powered entrance doors will satisfy Requirement M1 or M2 if:

a. *the opening force at the leading edge of the door is not more than 30N at the leading edge from 0° (the door in the closed position) to 30° open, and not more than 22.5N at the leading edge from 30° to 60° of the opening cycle;*
b. *there is an unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and any return wall, unless the door is a powered entrance door (see Diagram 9);*
c. *where fitted with a latch, the door opening furniture can be operated with one hand using a closed fist, e.g. a lever handle;*
d. *all door opening furniture contrasts visually with the surface of the door and is not cold to the touch.*

Diagram 9 **Effective clear width of doors**



Section 3: Horizontal and vertical circulation in buildings other than dwellings

Internal lobbies

Design considerations

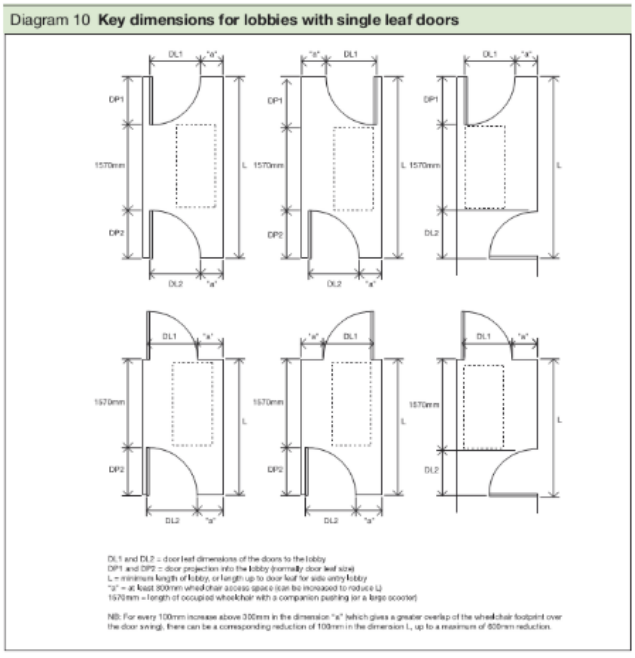
3.15 An internal lobby should allow a wheelchair user, with or without a companion, or a person pushing a pram or buggy to move clear of one door before attempting to open the second door, as indicated in 2.27, under 'External lobbies'.

Provisions

3.16 Internal lobbies will satisfy Requirement M1 or M2 if:

a) their length with single swing doors is in accordance with Diagram 10;
b) their length with double swing doors is at least (DP1 + DP2 + 1570mm);
c) their width (excluding any projections into the space) is at least 1200mm (or (DL1 or DL2) + 300mm) whichever is the greater when single leaf doors are used, and at least 1800mm when double leaf doors are used;
d) glazing within the lobby does not create distracting reflections;
e) any junctions of floor surface materials at the entrance to the lobby area do not create a potential trip hazard;
f) any columns, ducts and similar full height elements that project into the lobby by more than 100mm are protected by a visually contrasting guard rail.

Diagram 10 **Key dimensions for lobbies with single leaf doors**



5.7.4 Opportunity to enhance building security

The existing lift doors are open to the car park and therefore should any unauthorised person gain access to the car park they could gain access to the secure part of the court building above that is only accessible to members of the judiciary and building staff.

The construction of the lobby should include enhancements to the building access security by including a proximity reader on the car park side of the doors and electronic locking of the doors.

5.8 Proposed installation

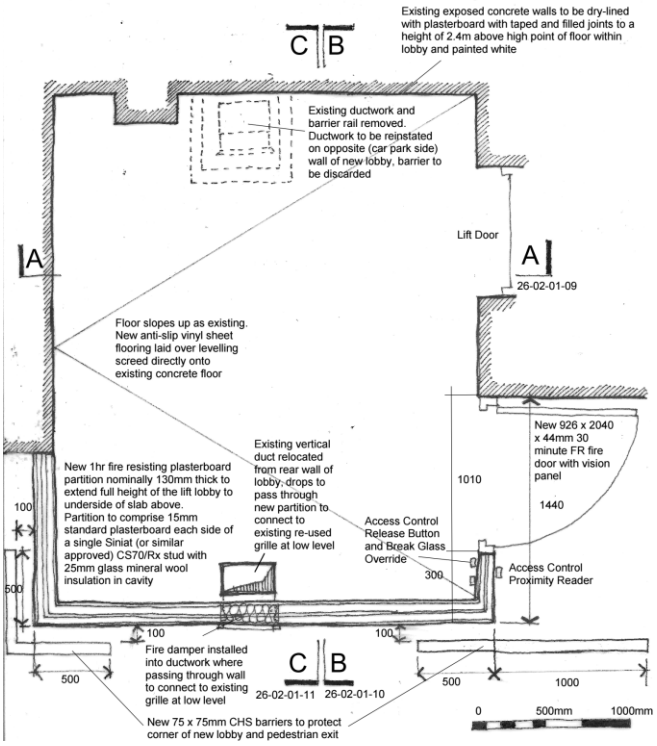
5.8.1 Description of proposals

The proposal for the construction of a new lobby outside the basement car park access to the existing Judges' Lift (also known as Lift No1) requires the enclosure of an existing recess formed between the lift and the shaft of Lift No5.

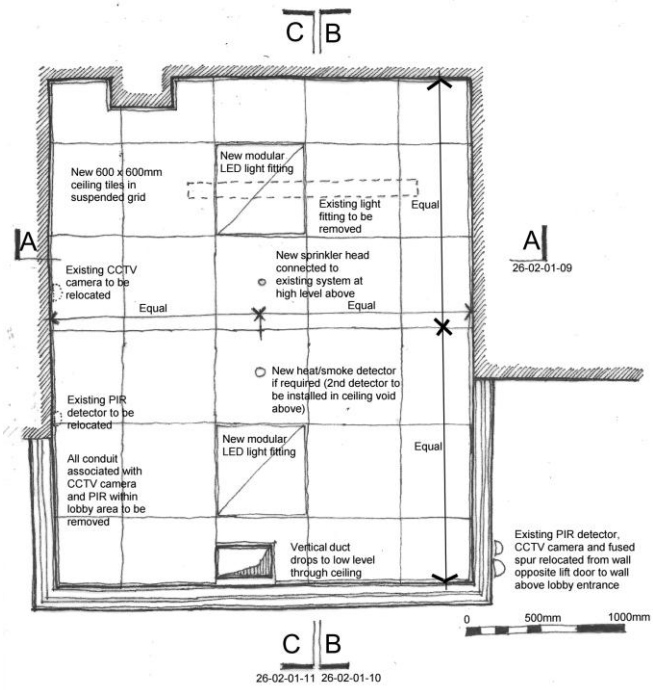
The works will require the realignment of existing car park ventilation ductwork within the recess to enable it to continue performing its function and minor changes to electrical services infrastructure including conduits serving CCTV and PIR equipment and lighting within the recess. New access control equipment will be installed including electronic 'maglock' for the door, proximity reader and release button with break glass for emergency operation of the door. A new sprinkler head will be required as an extension of the existing high level sprinkler installation to cover the new lobby.

The enclosure will be formed by installing a new plasterboard faced fire-resisting partition to the full height of the car park with new fire door access from the car park area. A new suspended grid tile ceiling is proposed for within the lobby and the existing exposed concrete walls and floor will be covered by new painted plasterboard linings and anti-slip flooring respectively.

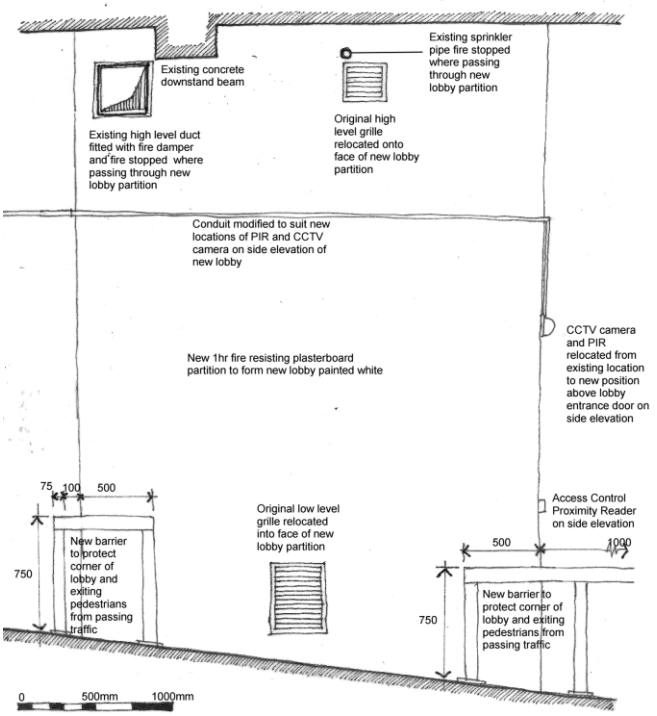
5.8.2 Proposed layout



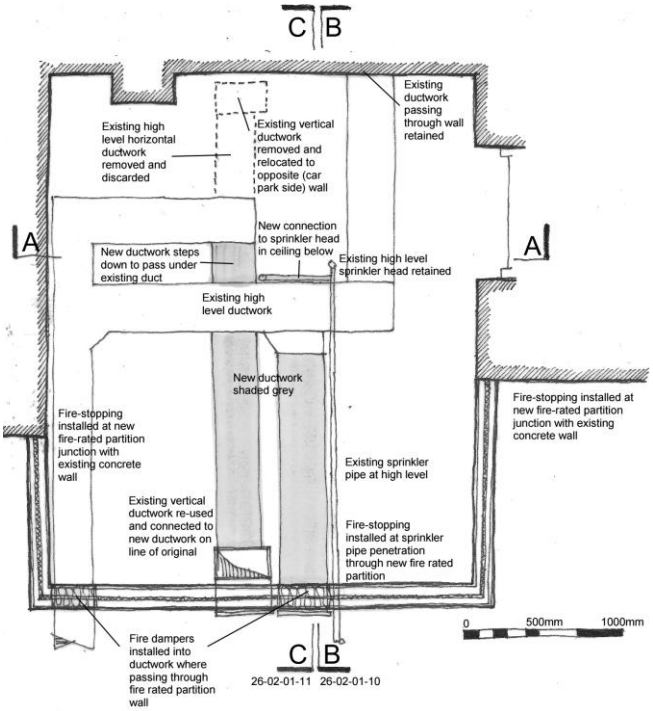
Proposed plan layout of new lobby



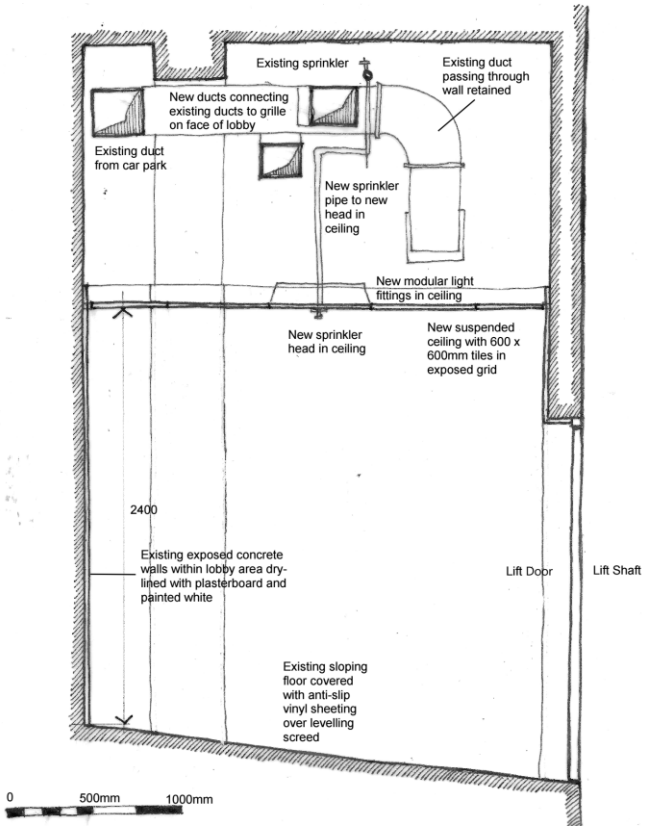
Proposed suspended ceiling to new lobby showing minor electrical services works associated with the formation of the lobby



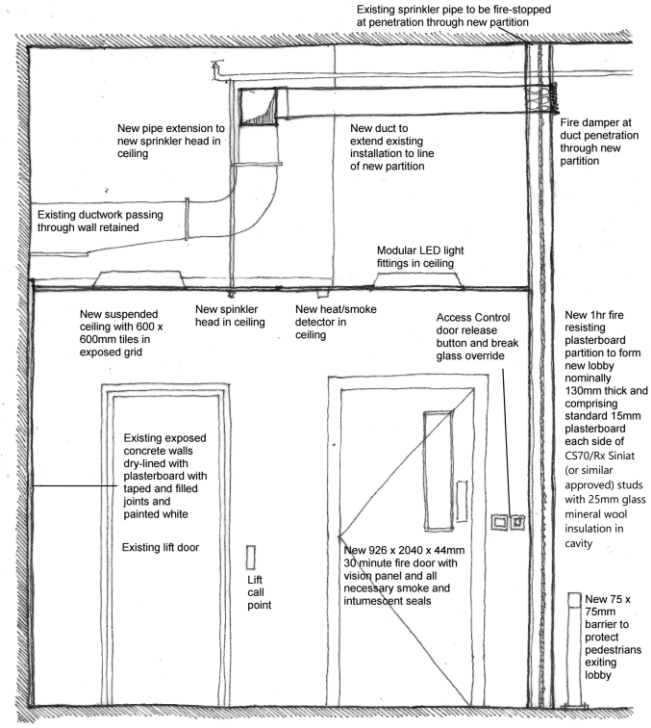
Proposed elevation of the new lobby from the car park side



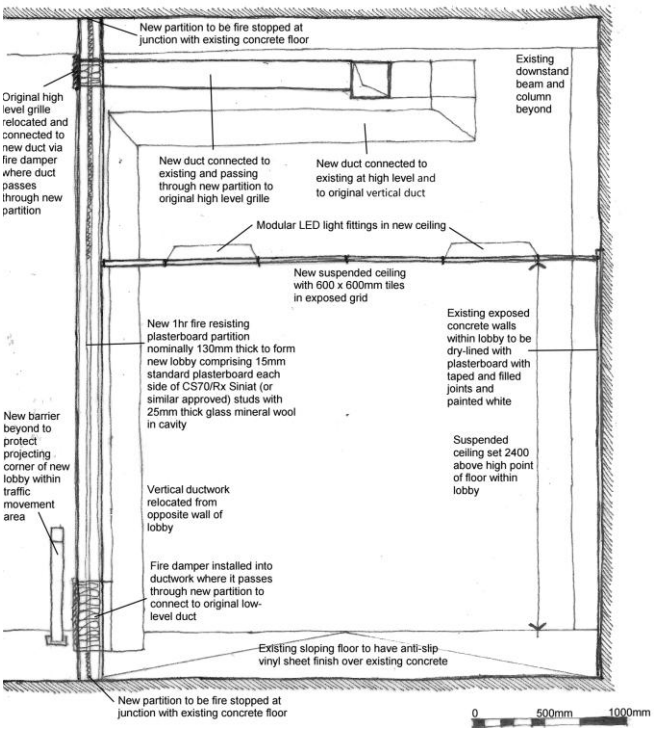
Proposed above-ceiling plan showing alterations to mechanical services



Proposed longitudinal section AA through the new lobby



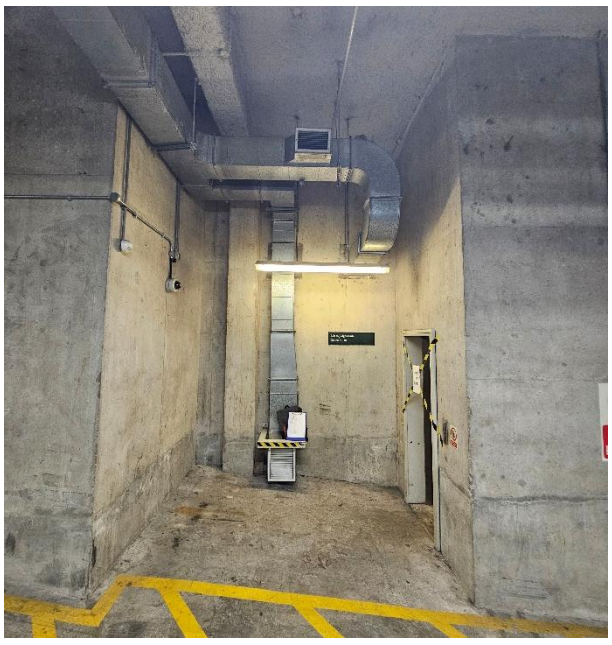
Proposed transverse section BB through new lobby



Proposed transverse section CC through new lobby

5.8.3 Final Scheme Assessment

The final design proposed for the new lift lobby is ideal in respect of providing the court building with the required fire protection and security at the basement car park entrance to the Judges' Lift and compliance with health and safety and Building Regulations requirements for lobbies whilst minimising the visual impact on the heritage asset. All of the works proposed are by their nature reversible.



Existing recess the new lift lobby will enclose

6.0 HERITAGE IMPACT

There is no harm to the character or appearance of Manchester Crown Court, Minshull Street as the proposed works are within a private basement car park.

The construction of the new lift lobby will not make any visual change to the original building, nor impact the later 20th century extension significantly.

The proposed changes are therefore considered to preserve the special interest and integrity of the listed building. They will protect original architectural appearance and detailing and the historic fabric.

In considering Historic England's Advice Note 2 'Making Changes to Heritage Assets' the proposals have carefully considered how new work will integrate and be fixed to historic fabric. In doing so, it adheres to the advice in Paragraph 43 which advocates particular attention to the junction between new work and the existing fabric.

Statutory listing does not exclude all possibility of alteration but requires that necessary alterations be carried out in a manner that will preserve the special architectural or historic interest that gave rise to the listing.

This scheme looks to protect and preserve the integrity of the building interior appearance.

If there is concern that alterations to the building cause harm, the harm must necessarily be 'less than substantial' (and at the lower end of the scale). For harm to be substantial, the impact on significance would have to be so serious such that very much, if not all, of the significance was eroded. That is not the case here.

6.1 Heritage Statement

This heritage statement has been prepared in connection with the proposals for the construction of a new lift lobby at Manchester Crown Court, Minshull Street to uphold fire safety to the existing site and building, and to protect staff and visitors from the effects of fire should a fire occur in the basement car park.

As set out in the Statement of Significance, the Manchester Crown Court, Minshull Street building maintains a very high level of architectural quality and historical interest. Its history reflects the story of continuous use for application of the justice system in Manchester for over 150 years. It is an important component of the built environment and civic function of Manchester. However, the basement car park adds little to the significance of the building and the area where the lobby is to be constructed has been assessed as being of low significance across all four assessment criteria.

Historic England's Conservation Principles, Policies and Guidance accept that some change to a significant place is inevitable. It is only harmful if the significance is eroded. With this in mind, there will of course be changes but these will be minor compared to the overall benefit provided by the scheme. Furthermore, there will be no breakdown of significance.

In summary, the proposals sustain the significance of the listed building. It is also considered that the proposals accord with the NPPF that relate to heritage assets and the historic environment, while bringing public benefit. Furthermore, they fulfil policy in Historic England's guidance notes. This report finds no conservation grounds for refusal of consent.

f i r m a n | c o n s u l t i n g

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