

8 Minshull Street

Architectural Features Report

Revision P05 - 14.11.2025

Contents

1.0 Introduction		7.0 Fourth Floor	
1.1 Scope of Work	4	7.1 Reference Plan	32
		7.2 - Assets	33
2.0 Lower Ground		8.0 Externals	
2.1 Reference Plan	6	8.1 Reference Elevations	37
2.2 - Assets	7	8.2 - Assets	40
3.0 Upper Ground			
3.1 Reference Plan	10		
3.2 - Assets	11		
4.0 First Floor			
4.1 Reference Plan	16		
4.2 - Assets	17		
5.0 Second Floor			
5.1 Reference Plan	21		
5.2 - Assets	22		
6.0 Third Floor			
6.1 Reference Plan	27		
6.2 - Assets	28		

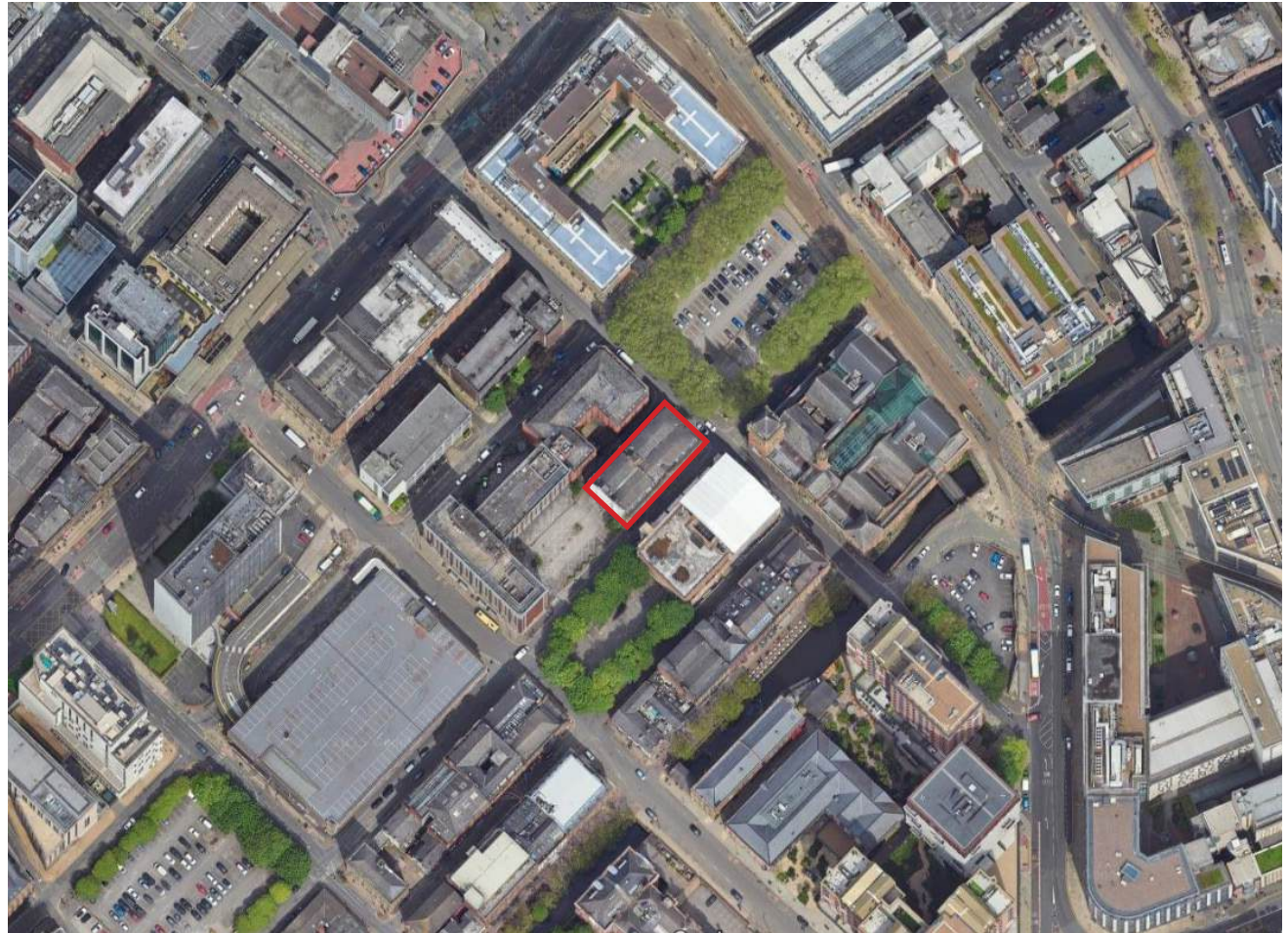
1.0 Introduction

1.1 Scope of Work

This architectural heritage assets report has been prepared by Horizon fletcher-Rae in support of the planning application and listed building consent for the alteration and conversion of 8 Minshull Street and 42 Bloom Street, Manchester.

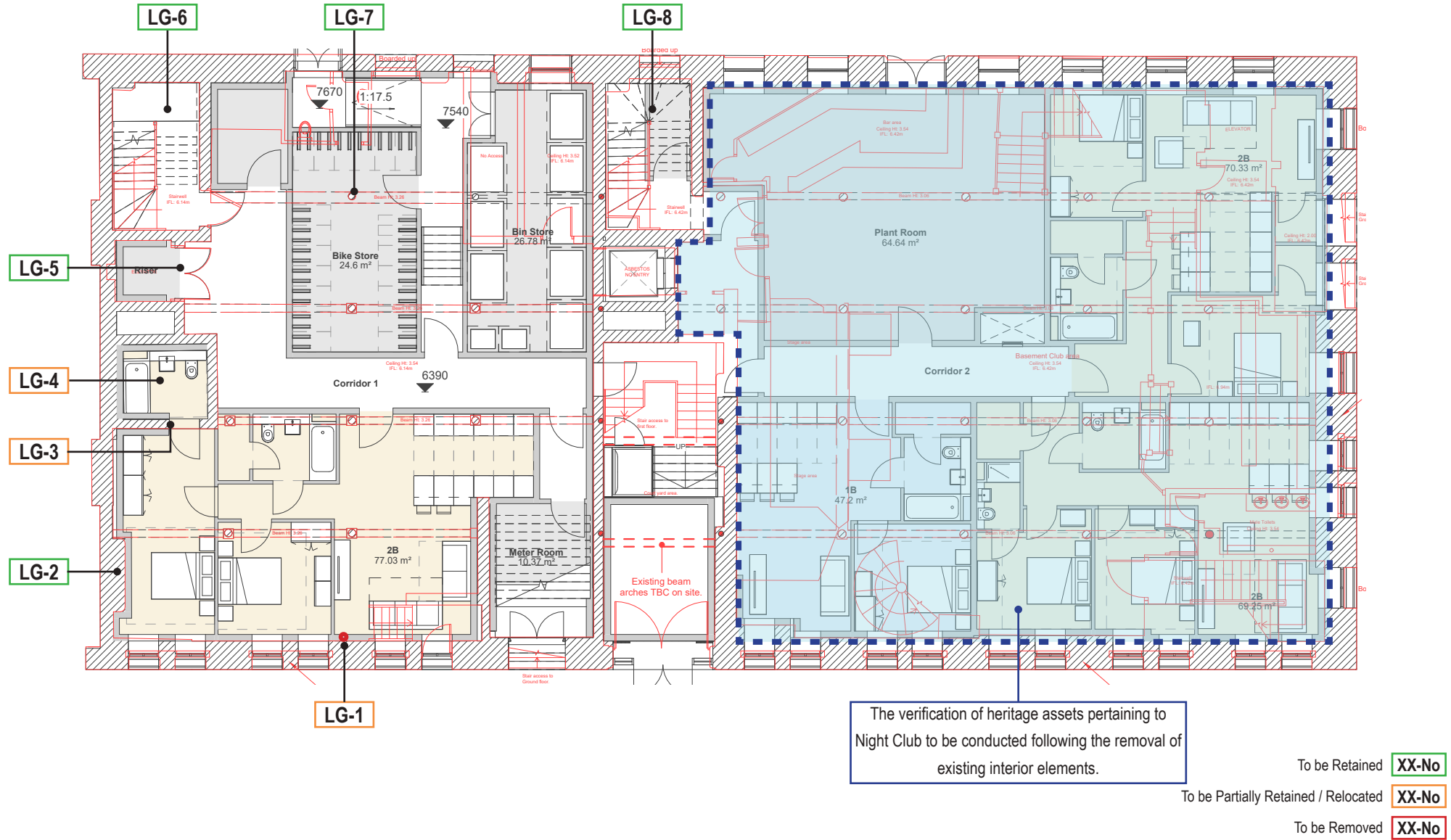
The document seeks to catalogue the heritage assets present on the property, and demonstrate that the proposal respects the historical and cultural importance of these assets. It aims to preserve as many elements as possible without compromising the project's feasibility and the proposed use.

The presence of staircases, lifts, cast-iron columns, fireplaces, cornicing, panelling, safes, machinery, inspection benches, and roof trusses are detailed on this document, each contributing to the building's significance to varying extents. The categorization and importance of these items must be considered in conjunction with the heritage report accompanying the planning application and listed building consent.



2.0 Lower Ground

2.1 Reference Plan - Lower Ground Floor (LG)



2.2 - Assets

LG - 1 Water presasure valve

To be relocated. Methodology of removal / reinstatement and exact location within building TBC.



LG - 2 Blocked Fireplace

To be retained in situ. Fireplace blocked with no surrounds – to be kept as existing.



LG - 3 Vault Door

To be relocated. Methodology of removal / reinstatement and exact location within building TBC.



LG - 4 Vault (Internals)

Walling materials to be partially retained where possible (subject to tanking requirements) and bathroom fittings to be inserted. Shelving and iron gate to be removed.



LG - 5 Existing Double Door and Lift Scissor Gate behind

Lift door and scissor gate to be retained in situ, subject to confirmation by specialist and fire solution. Final lift design TBC.



LG - 6 Corner Staircase

To be retained in situ and necessary repairs to be carried out (like for like), subject to a building regulations derogation.



2.2 Assets

LG - 7 Cast iron columns

To be retained in situ.



Sprinkler system

To be removed with sample relocated. Methodology of removal / reinstatement and exact location within building TBC.



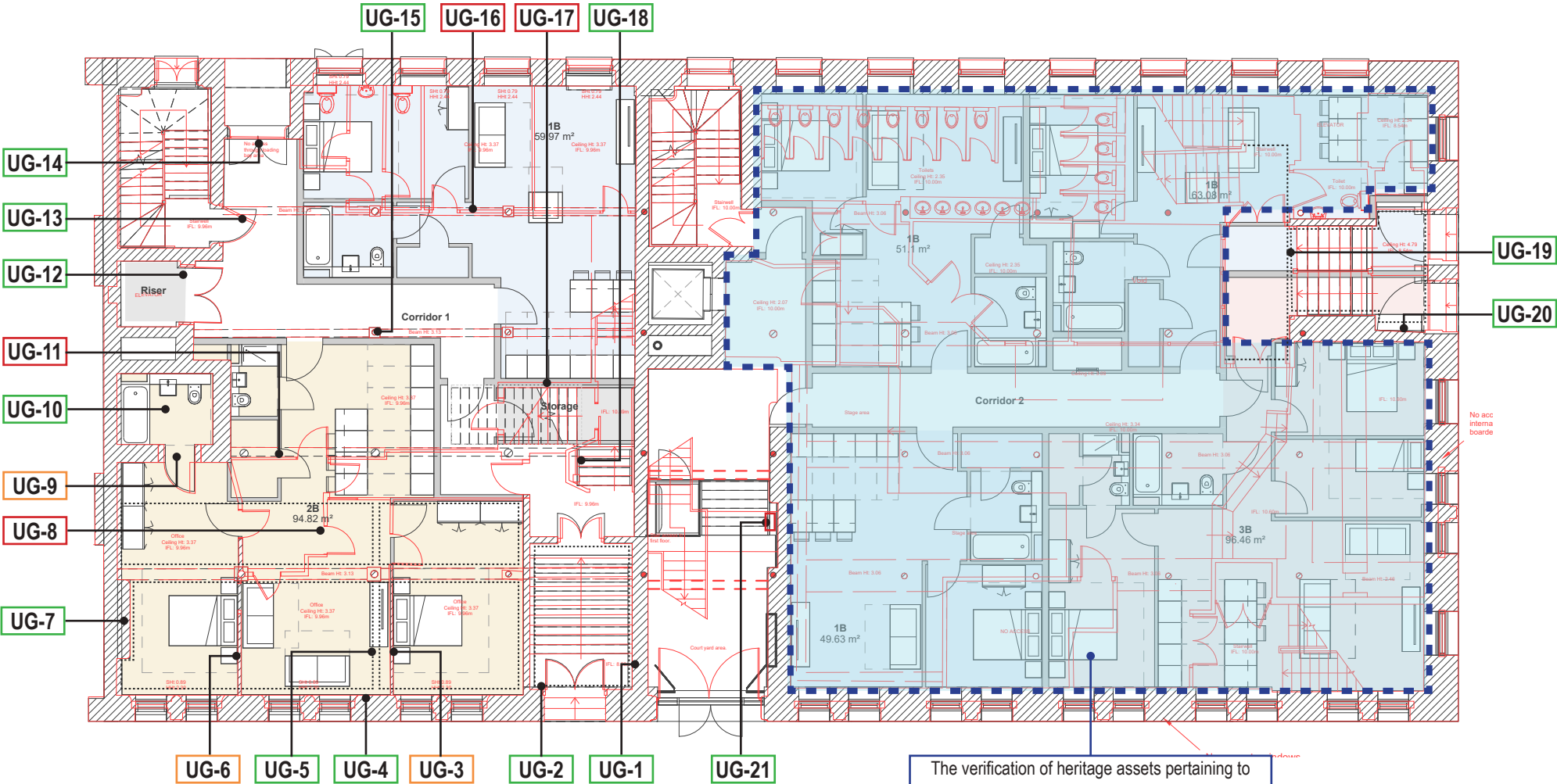
LG - 8 Central Staircase

To be retained in situ and necessary repairs to be carried out (like for like), subject to a building regulations derogation.



3.0 Upper Ground

3.1 Reference Plan - Upper Ground Floor (UG)



The verification of heritage assets pertaining to Night Club to be conducted following the removal of existing interior elements.

- To be Retained **XX-No**
- To be Partially Retained / Relocated **XX-No**
- To be Removed **XX-No**

3.2 - Assets

UG - 1 Bloom St Entrance Stair

Approach tbc subject to strip out. Detailed design of Bloom St entrance TBC.



UG - 2 Cornice to Bloom St Entrance

To be retained in situ, concealed by suspended ceiling and period appropriate cornice inserted below. For ceiling details refer to drawing: 24029-HFR-V1-XX-DR-A-9080. Cornice design TBC.



UG - 3 Internal partition

To be partially retained in situ and altered. Details of construction and finish TBC. For existing screens refer to drawing: 24029-HFR-V1-XX-DR-A-9091.



UG - 4 Fire Alarm

To be retained in situ.



UG - 5 Cornices to current office space

To be retained in situ and concealed by suspended ceiling. For typical ceiling details refer to drawing: 24029-HFR-V1-XX-DR-A-9080



UG - 6 Internal partition (glazed)

To be partially retained in situ and altered. Details of construction and finish TBC. For existing screens refer to drawing: 24029-HFR-V1-XX-DR-A-9091.



3.2 Assets

UG - 7 Unblocked Fireplace

Fireplace surrounds to be retained in situ. 20th century electric fireplace insert to be removed and opening infilled.



UG - 9 Vault Door

To be relocated. Methodology of removal / reinstatement and exact location within building TBC.



UG - 11 Internal partition

To be removed to open space in the apartment.



UG - 8 Internal partition

To be removed to open space in the apartment. The wood-colored screens are missing several panels and are in poor condition



UG - 10 Vault Internal tiles

To be retained in situ.



UG - 12 Existing Double Door and Lift Scissor Gate behind

Lift door and scissor gate to be retained in situ, subject to confirmation by specialist and fire solution. Final lift design TBC.



3.2 Assets

UG - 13 Hoist Mechanism

Approach tbc subject to engineer's assessment. Possible retention of feature TBC, likely requiring alteration.



UG - 15 Cast Iron columns

To be retained in situ.



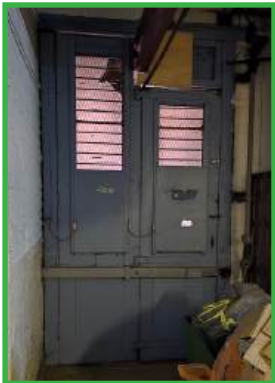
UG - 17 Internal partition

To be removed and replace with new internal partition.



UG - 14 Goods Exit Door and Hoist

To be retained in situ and fixed closed.



UG - 16 Internal partition

To be removed to open space in the apartment.



UG - 18 Timber stair and balustrade

To be retained in situ and repaired where necessary. Details of final stair detail TBC.



3.2 Assets

UG - 19 Cornices to Minshull St entrance

To be retained in situ, concealed by suspended ceiling and period appropriate cornice inserted below. For ceiling details refer to drawing: 24029-HFR-V1-XX-DR-A-9080. Cornice design TBC.



UG - 20 Entrance Stair

Approach tbc subject to strip out. Detailed design of Minshull St entrance TBC.



UG - 21 Cast iron gallow bracket

To be retained in situ.

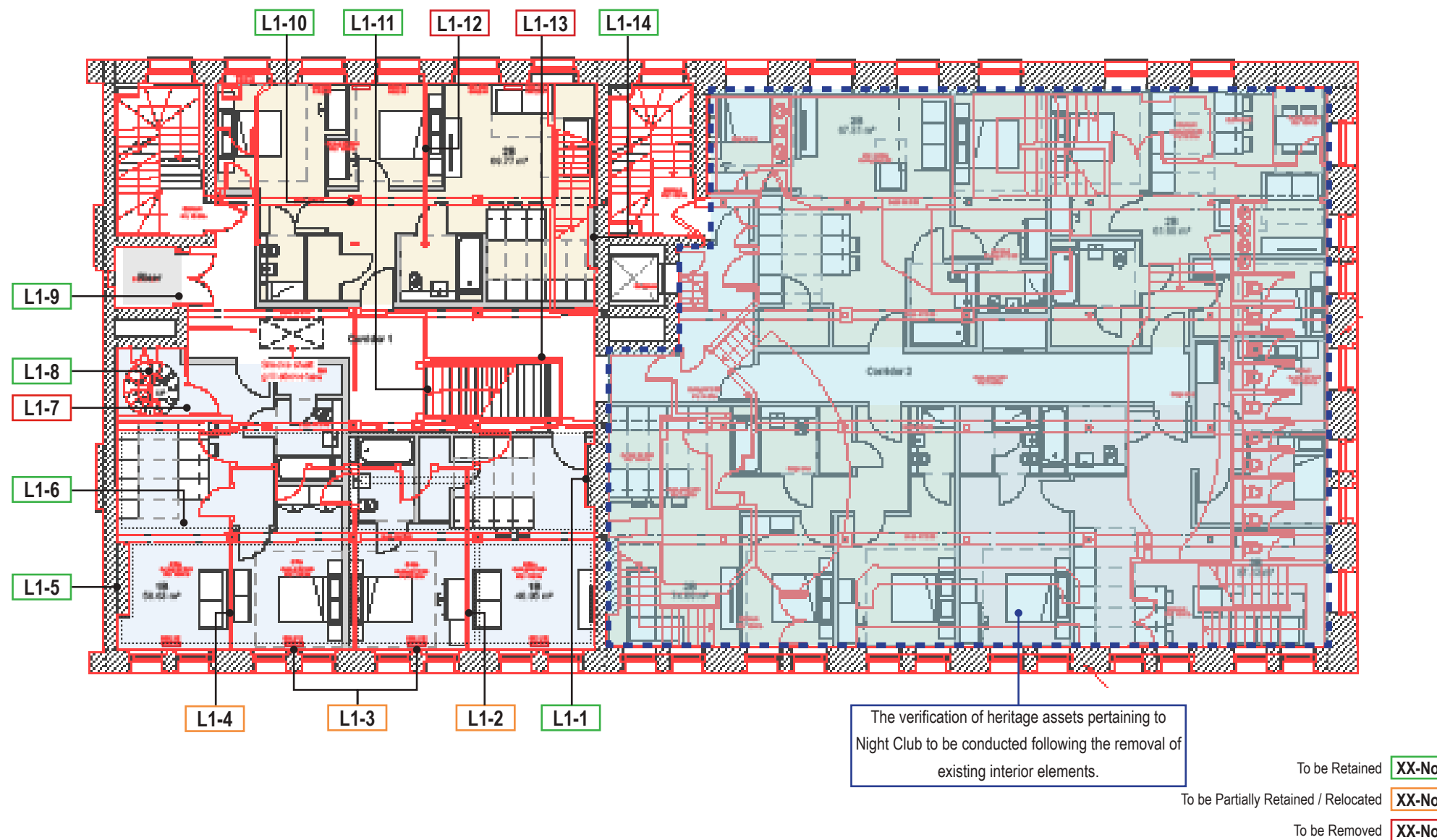


Sprinkler system

Existing sprinkler system to be removed with selected pieces displayed within common area as part of the building heritage exhibit.

4.0 First Floor

4.1 Reference Plan - First Floor (L1)



4.2 - Assets

L1 - 1 Unblocked Fireplace

Fireplace surrounds and cast iron insert to be retained in situ.



L1 - 3 Radiators

Approach tbc subject to confirmation of radiator condition. Possible retention of feature TBC.



L1 - 5 Unblocked Fireplace

Fireplace surrounds and cast iron insert to be retained in situ.



L1 - 2 Internal partition

To be partially retained in situ and altered. Details of construction and finish TBC. For existing screens refer to drawing: 24029-HFR-V1-XX-DR-A-9091.



L1 - 4 Internal partition

To be partially retained in situ and altered. Details of construction and finish TBC. For existing screens refer to drawing: 24029-HFR-V1-XX-DR-A-9091.



L1 - 6 Cornices

To be retained in situ and concealed by suspended ceiling. For typical ceiling details refer to drawing: 24029-HFR-V1-XX-DR-A-9080



4.2 Assets

L1 - 7 Internal partition

To be removed to open space in the apartment.



L1 - 9 Existing Double Door and Lift Scissor Gate behind

Lift door and scissor gate to be retained in situ, subject to confirmation by specialist and fire solution. Final lift design TBC.



UG - 11 Timber stair and balustrade

To be retained in situ and necessary repairs to be carried out (like for like).



L1 - 8 Cast iron spiral stair

To be retained in situ as a feature.



UG - 10 Cast iron columns

To be retained in situ.



UG - 12 Internal partition (glazed)

To be removed to open space in th apartment.



4.2 Assets

L1 - 13 Stairwell partitions (glazed)

To be removed to exposed and display stair ballustrade, and create a open view arrival. Details TBC.



Sprinkler system

To be removed with sample relocated. Methodology of removal / reinstatement and exact location within building TBC.



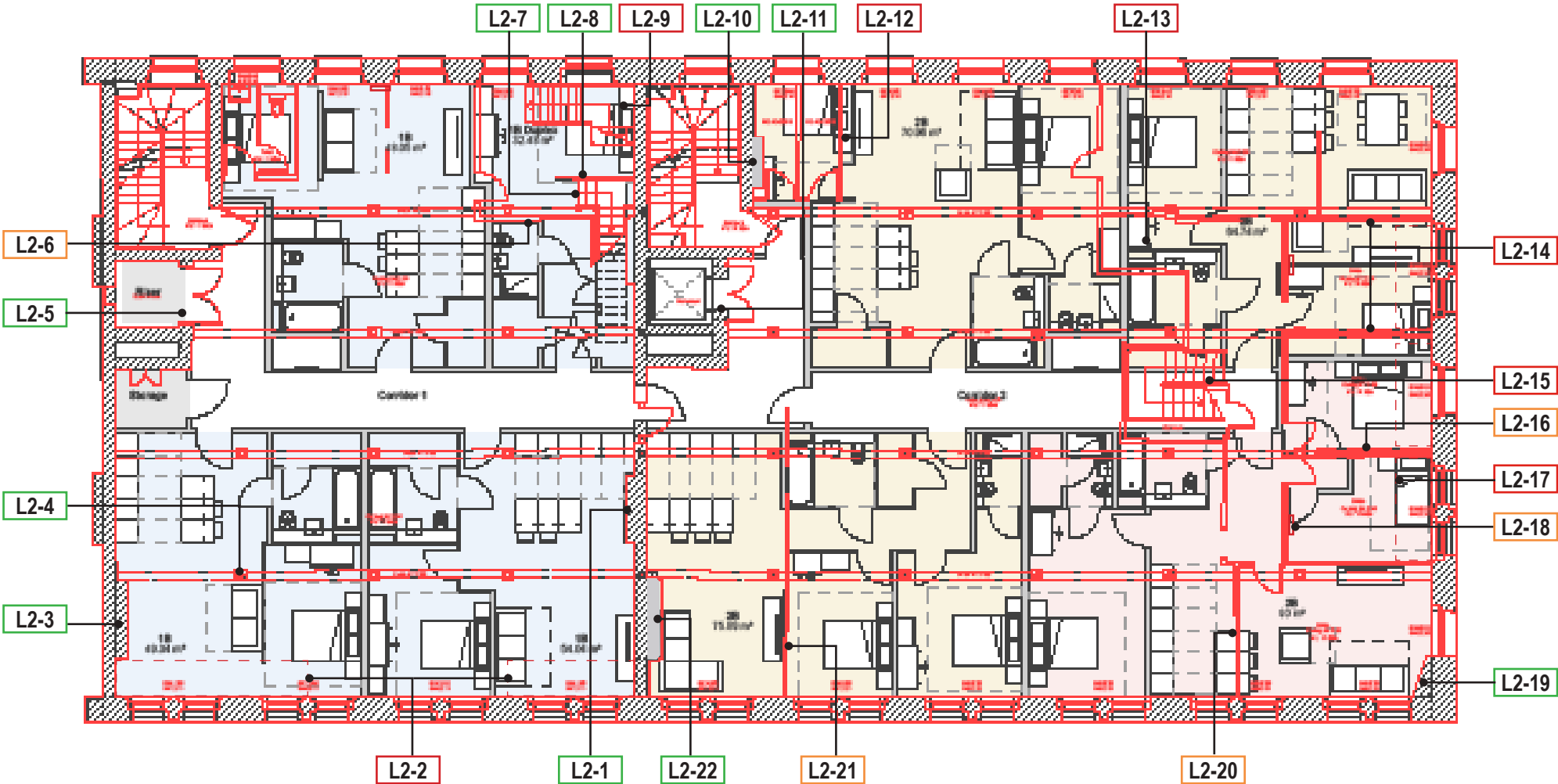
L1 - 8 Blocked Fireplace

Fireplace surrounds to be retained in situ and fireplace to remain blocked.



5.0 Second Floor

5.1 Reference Plan - Second Floor (L2)



- To be Retained **XX-No**
- To be Partially Retained / Relocated **XX-No**
- To be Removed **XX-No**

5.2 - Assets

L2 - 1 Blocked Fireplace

To be retained in situ.

NO ACCESS

The area needs to be clear of goods

L2 - 3 Blocked Fireplace

To be retained in situ. Fireplace blocked with no surrounds – to be kept as existing.



L2 - 5 Existing Double Door and Lift Scissor Gate behind

Lift door and scissor gate to be retained in situ, subject to confirmation by specialist and fire solution. Final lift design TBC.



L2 - 2 Timber table / benches

Existing loose furniture to be removed from site. Action (re-use/ dismantle/remove) to be confirmed by client.



L2 - 4 Cast Iron columns

To be retained in situ.



L2 - 6 Internal partition

To be retained in situ and altered. Details of construction and finish TBC. For existing screens refer to drawing: 24029-HFR-V1-XX-DR-A-9091.



5.2 Assets

L2 - 7 Timber stair

To be retained in situ and necessary repairs to be carried out (like for like), subject to a building regulations derogation.



L2 - 9 Timber stair

Stair to be dismantled and slab to be infilled to form new floor space to level.



L2 - 11 Existing Double Door and Lift Scissor Gate behind

Lift door and scissor gate to be retained in situ, subject to confirmation by specialist and fire solution. Final lift design TBC.



L2 - 8 Timber screen (glazed)

To be retained in situ and necessary repairs to be carried out (like for like). For existing screens refer to drawing: 24029-HFR-V1-XX-DR-A-9091.



L2 - 10 Blocked Fireplace

To be retained in situ. Fireplace blocked with no surrounds – to be kept as existing.

NO ACCESS
The area needs to be clear of goods

L2 - 12 Internal partition

To be removed to open space in the apartment.



5.2 Assets

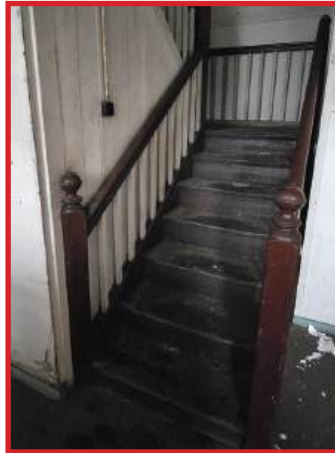
L2 - 13 Lift shaft

Shaft to be infilled to form new floor space to level, area to be surveyed and any shaft partition removed.



L2 - 15 Timber stair between level 2 to 4

Stair previously demolished on lower levels, remaining treads to be dismantled and slab to be infilled to form new floor space to level.



L2 - 17 Timber table / benches

To be removed from site, action (re-use/dismantle/remove) to be confirmed by client.



L2 - 14 Internal partition (glazed)

To be removed to open space in the apartment.



L2 - 16 Internal partition (glazed)

To be retained in situ and altered. Details of construction and finish TBC. For existing screens refer to drawing: 24029-HFR-V1-XX-DR-A-9091.



L2 - 18 Radiators

Approach tbc subject to confirmation of radiator condition. Possible retention of feature TBC.



5.2 Assets

L2 - 19 Unblocked Fireplace

20th century fireplace surrounds and insert to be retained, subject to inspection. TBC.



L2 - 20 Internal partition (glazed)

To be retained in situ and altered. Details of construction and finish TBC. For existing screens refer to drawing: 24029-HFR-V1-XX-DR-A-9091.



L2 - 21 Internal partition (glazed)

To be partially retained in situ and altered. Details of construction and finish TBC. For existing screens refer to drawing: 24029-HFR-V1-XX-DR-A-9091.



L2 - 22 Blocked Fireplace

To be retained in situ. Fireplace blocked with no surrounds – to be kept as existing.

NO ACCESS
The area needs to be clear of goods

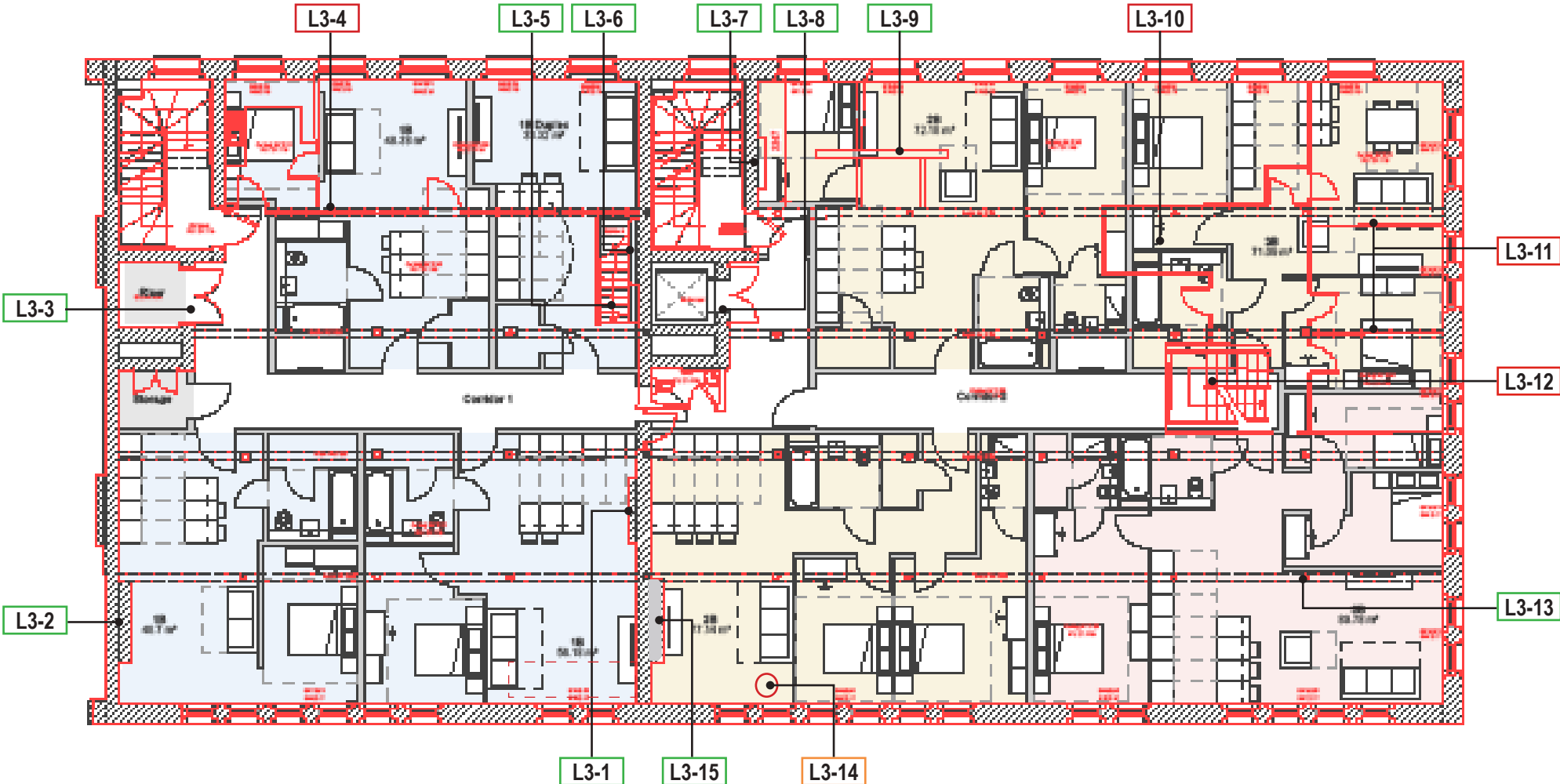
Sprinkler system

To be removed with sample relocated. Methodology of removal / reinstatement and exact location within building TBC.



6.0 Third Floor

6.1 Reference Plan - Third Floor (L3)



- To be Retained **XX-No**
- To be Partially Retained / Relocated **XX-No**
- To be Removed **XX-No**

6.2 - Assets

L3 - 1 Blocked Fireplace

To be retained in situ. Fireplace blocked with no surrounds – to be kept as existing.



L3 - 2 Blocked Fireplace

To be retained in situ. Fireplace blocked with no surrounds – to be kept as existing.



L3 - 3 Existing Double Door and Lift Scissor Gate behind

Lift door and scissor gate to be retained in situ, subject to confirmation by specialist and fire solution. Final lift design TBC.



L3 - 4 Internal partition (glazed)

To be removed to open space in the apartment.



L3 - 5 Timber stair

To be retained in situ and necessary repairs to be carried out (like for like), subject to a building regulations derogation.



L3 - 6 Blocked Fireplace

To be retained in situ. Fireplace blocked with no surrounds – to be kept as existing.



6.2 Assets

L3 - 7 Blocked Fireplace

To be retained in situ. Fireplace blocked with no surrounds – to be kept as existing.



L3 - 8 Existing Double Door and Lift Scissor Gate behind

Lift door and scissor gate to be retained in situ, subject to confirmation by specialist and fire solution. Final lift design TBC.

NO ACCESS

The area needs to be clear of goods

L3 - 9 Timber and steel braced framing

To be retained in situ.



L3 - 10 Lift shaft

Shaft to be infilled to form new floor space to level, area to be surveyed and any shaft partition removed. Shaft hardware such as gates and ironmongery to be displayed in common areas as visual elements.



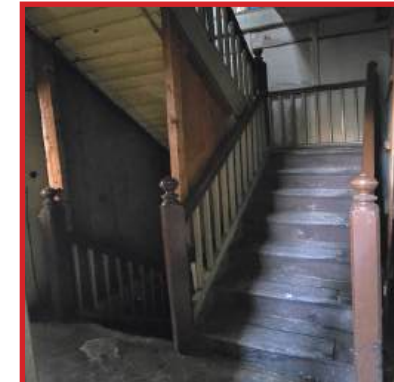
L3 - 11 Internal partition

To be removed to open space in the apartment.



L3 - 12 Timber stair between levels 3 and 4

Stair previously demolished on lower levels, remaining treads to be dismantled and slab to be infilled to form new floor space to level. Some components from stair to be used to repair other existing stairs that are to be retained.



6.2 Assets

L3 - 13 Cast iron columns

To be retained in situ.



L3 - 15 Unblocked Fireplace

Cast iron fireplace insert to be retained in situ.



L3 - 14 Scale

To be removed and upper section to be relocated. Methodology of removal / reinstatement and exact location within building TBC.



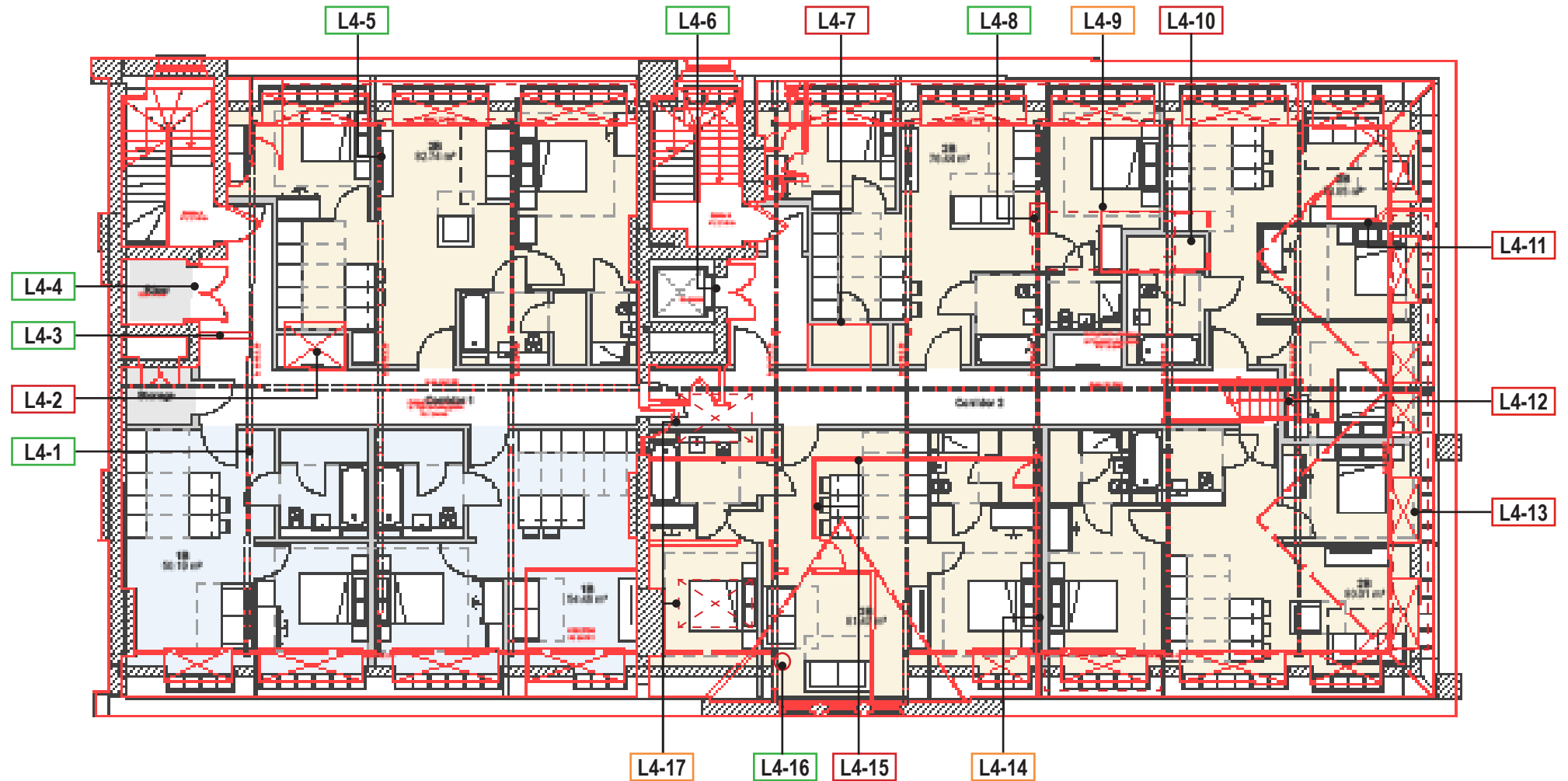
Sprinkler system

To be removed with sample relocated. Methodology of removal / reinstatement and exact location within building TBC.



7.0 Fourth Floor

7.1 Reference Plan - Fourth Floor (L4)



7.2 - Assets

L4 - 1 Cast iron columns

To be retained in situ.



L4 - 2 Roof light

To be removed, proposed smoke shaft vent to be allocated.



L4 - 3 Cast iron gallow bracket

To be retained in situ.



L4 - 4 Existing Double Door and Lift Scissor Gate behind

Lift door and scissor gate to be retained in situ, subject to confirmation by specialist and fire solution. Final lift design TBC. Lift cabin to be relocated – methodology of removal / reinstatement and exact location within building TBC.



L4 - 5 Timber Trusses

To be retained in situ. Sections indicating mezzanine levels and relationship with timber trusses to be provided as part of application. Refer to illustrations: 24029-HFR-V1-XX-VS-A-9101



L4 - 6 Existing Double Door and Lift Scissor Gate behind

Lift door and scissor gate to be retained in situ, subject to confirmation by specialist and fire solution. Final lift design TBC.



7.2 Assets

L4 - 7 Roof light

Rooflight to be removed, opening to be infilled.



L4 - 9 Lift hoist

To be dismantled and relocated. Methodology of removal / reinstatement and exact location within building TBC.



L4 - 11 Internal partition (glazed)

To be removed to open space in the apartment.



L4 - 8 Vent

To be retained in situ.



L4 - 10 Lift shaft

Shaft to be infilled to form new floor space to level, area to be surveyed and any shaft partition removed.



L4 - 12 Timber stair between levels 2 and 4

Stair previously demolished on lower levels, remaining treads to be dismantled and slab to be infilled to form new floor space to level.



7.2 Assets

L4 - 13 Inspection benches

All inspection benches along the internal face of the external wall are to be removed from the site.



L4 - 14 Internal partition

To be retained in situ and altered. Details of construction and finish TBC. For existing screens refer to drawing: 24029-HFR-V1-XX-DR-A-9091.



L4 - 15 Internal partition

To be removed to open space in the apartment.



L4 - 16 Vent

To be retained in situ.



L4 - 17 Roof Light

Rooflight to be replaced in aluminium/timber composite. For rooflight detail refer to drawing 24029-HFR-V1-XX-DR-A-9085.



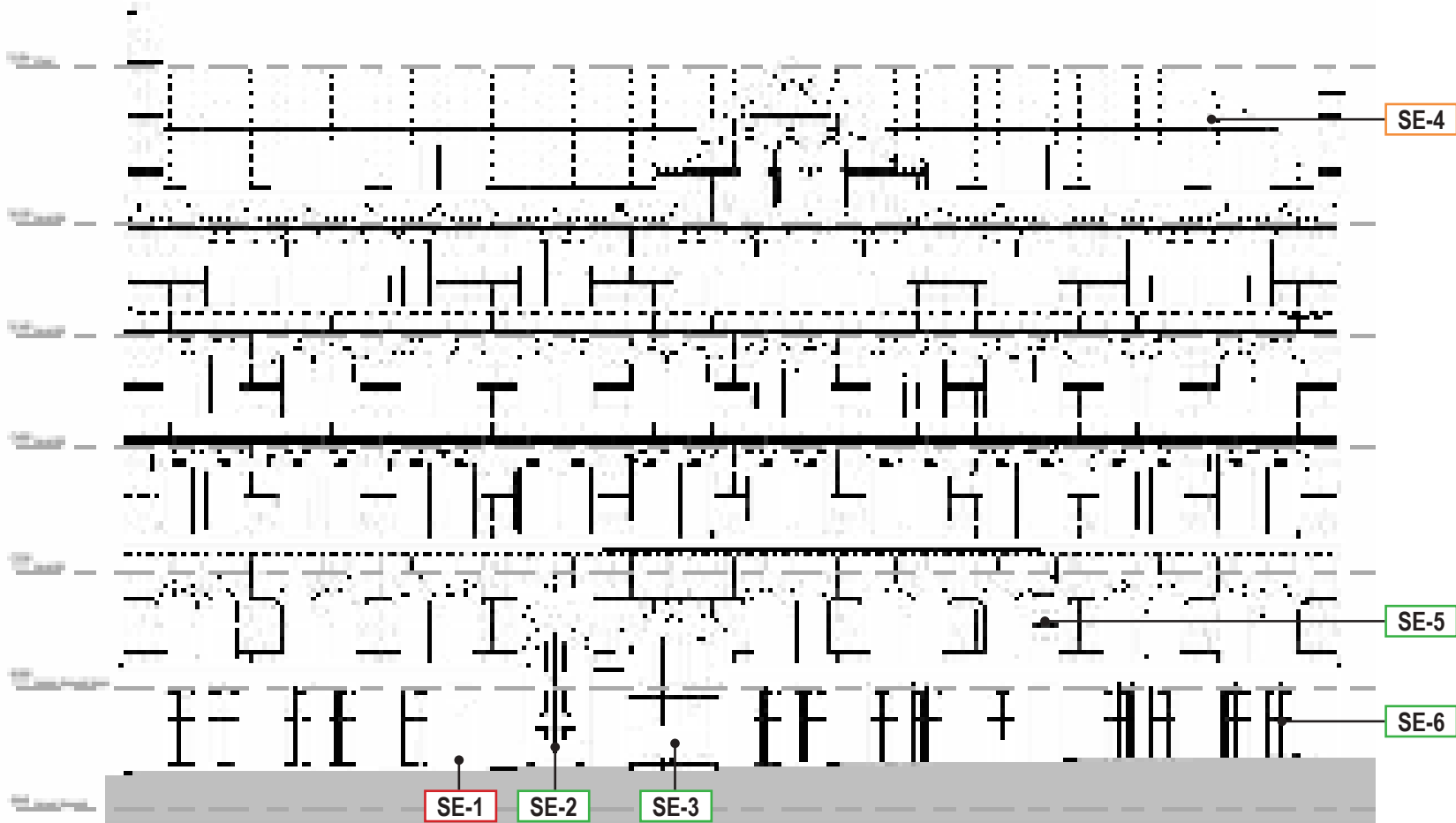
Sprinkler system

To be removed with sample relocated. Methodology of removal / reinstatement and exact location within building TBC.



8.0 Externals

8.1 Reference Elevations

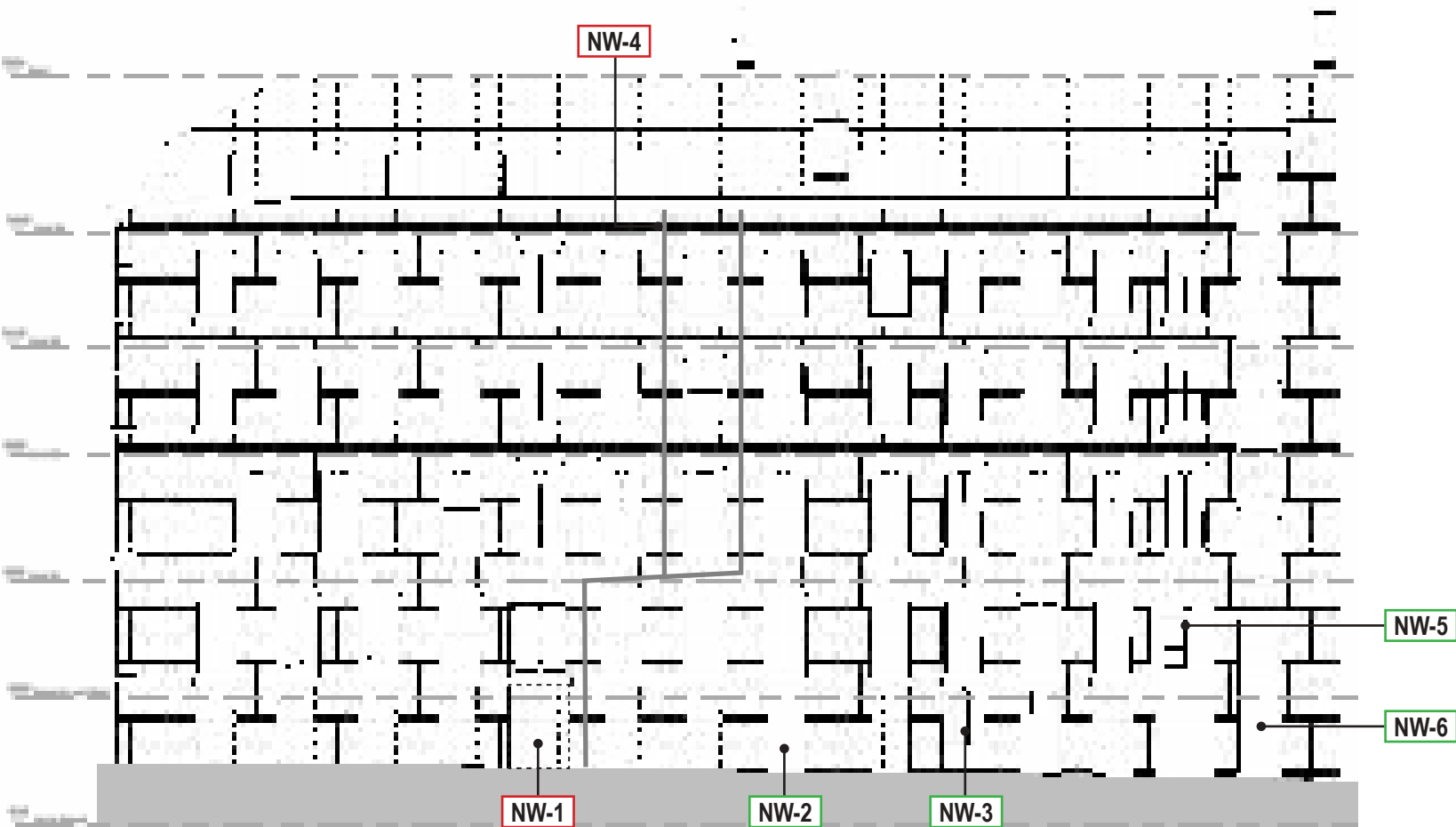


Existing South-East Elevation

(*) All windows need to be restored or replaced, for further information please refer to the window survey and restoration elevations submitted within the planning application and listed building consent.

- To be Retained XX-No
- To be Partially Retained / Relocated XX-No
- To be Removed XX-No

8.1 Reference Elevations

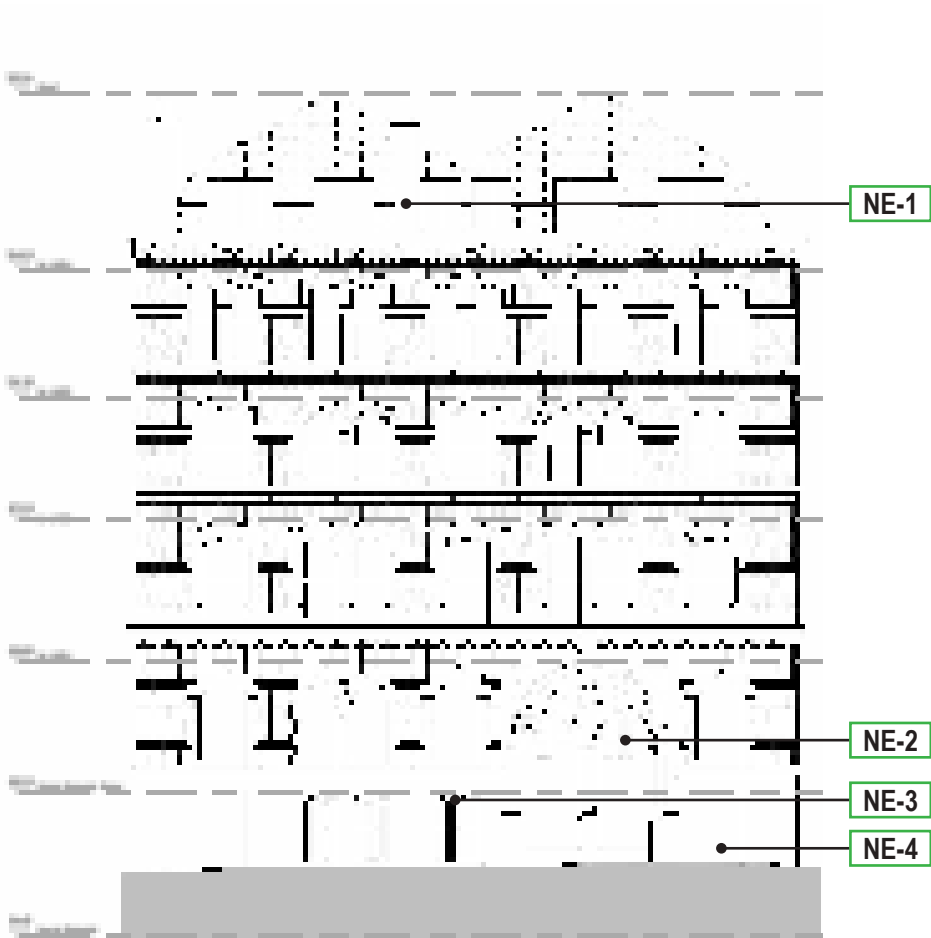


Existing North-West Elevation

(*) All windows need to be restored or replaced, for further information please refer to the window survey and restoration elevations submitted within the planning application and listed building consent.

- To be Retained XX-No
- To be Partially Retained / Relocated XX-No
- To be Removed XX-No

8.1 Reference Elevations



Existing North-East Elevation

(*) All windows need to be restored or replaced, for further information please refer to the window survey and restoration elevations submitted within the planning application and listed building consent.

To be Retained **XX-No**

To be Partially Retained / Relocated **XX-No**

To be Removed **XX-No**

8.2 - Assets / South-East

SE - 1 Door to basement

To be removed and replace with matching existing window. For railing details refer to drawing: 24029-HFR-V1-XX-DR-A-9089.



SE - 2 Bloom St. Entrance Doors

Door to be retained, condition to be confirmed, repairs may required.



SE - 3 Cast Iron Gate to Court Yard

Gate to be repaired, reinstated and fixed open for display. For design intent refer to drawing: 24029-HFR-V1-XX-DR-A-9088.



SE - 4 Roof (To all Elevations)

Structure to be retained, build up to be dismantled and replaced to comply regulations, existing slates to be reinstated where possible. For typical roof details refer to drawing :24029-HFR-V1-XX-DR-A-9080



SE - 5 Hanging Glass Screen

Screen to be retained / Fixing condition to be confirmed.



SE - 6 Cast Iron bars

To be repaired and reinstated. For railing details refer to drawing: 24029-HFR-V1-XX-DR-A-9089.



8.2 Assets / North-West

NW - 1 External Wall Fabric / Opening

Existing opening designated for plant room access may require widening to comply with regulations and facilitate machinery movement. Refer to drawings: 24029-HFR-V1-XX-DR-A-9080 / 24029-HFR-V1-XX-DR-A-9089



NW - 2 Fire Exit Door

Fire door to be reinstated as per original design / Strip out required to determine current condition.



NW - 3 Cast Iron bars

To be repaired and reinstated. For railing details refer to drawing: 24029-HFR-V1-XX-DR-A-9089.



NW - 4 External Rain Water Pipes

To be removed.



NW - 5 Hoist and Goods Double Door

Hoist and door to be retained (see asset UG - 13 / UG -14)



NW - 6 External Rain Water Pipes

Fire door to be reinstated as per original design. Replacement may be required to comply with regulations.



8.2 Assets / North-East

NE - 1 Chimneys Overruns

Chimneys to be retained as per original, inspection required to confirmed condition. Refer to roof plan:24029-HFR-V1-R1-DR-A-9036



NE - 2 Minshull St. Entrance Doors

Door to be retained, condition to be confirmed, repairs may required.



NE - 3 Cast Iron Bars

To be repaired and restated. For railing details refer to drawing: 24029-HFR-V1-XX-DR-A-9089.



NE - 4 Replica Cast Iron Bars

Reproduction of the simpler existing cast iron window railing and additional window behind. For railing details refer to drawing: 24029-HFR-V1-XX-DR-A-9089.

