



Paul Butler Associates

Planning, Development & Heritage Consultants

Bruntwood Estates Ltd

Kings House

Heritage Statement

28 March 2022

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.

Members of the Royal Town Planning Institute (RTPI). Recognised by the Institute of Historic Building Conservation (IHBC) as a Historic Environment Service Provider (HESPR).

© Paul Butler Associates Ltd. All Rights Reserved.

Job Number: 21.1549

Project: Kings House

Client: Bruntwood Estates Ltd

File Name: heritage statement - Kings House

Document Preparation/Checking Record:

	Name and Qualifications	Position	Date
Prepared by:	Don Murphy MPLAN MRTPI Steven Price BA MA MPhil	Director Associate Archaeologist	18.03.2022
Checked by:	Tom Flanagan MTCP MRTPI	Senior Director	25.03.2022
Issued by:	Don Murphy MPLAN MRTPI	Director	28.03.2022

Document Revision Record:

Issue No.	Date	Details of Revisions

Contents

- 1. Introduction**
- 2. The Application Site and Surrounding Area**
- 3. The Proposed Scheme**
- 4. The Policy Context**
- 5. Historical Background**
- 6. Description of Kings House**
- 7. Heritage Significance**
- 8. Impact on Heritage Significance**
- 9. Conclusion**

Bibliography

- Appendix 1:** Figures
- Appendix 2:** Window Schedule
- Appendix 3:** Plates

1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates Ltd on behalf of Bruntwood Estates Ltd. The statement has been provided in support of a proposed scheme for external works to Kings House, Manchester. The main purpose of this statement is to consider the heritage significance of Kings House, the significance of other potentially affected heritage assets, and to appraise the impact of the proposed scheme on this significance.



Image 1: Kings House - north and east elevations.

- 1.2 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 26th November 2021), in addition to an examination, analysis and assessment of available historic records and cartographic sources and consultation with GMAAS and the HER.
- 1.3 This Statement should be read alongside the submitted plans which have been prepared by EPR Architects. Figures are set out within Appendix 1. A 'Window Schedule' which considers whether windows are modern, historic and / or original is included at Appendix 2. Plates are set out within Appendix 3.

1.4 This statement includes:

- A description of the application site's location;
- A summary of the application site's archaeological and historical background;
- A summary of the heritage planning policy guidance context;
- An assessment of the relative archaeological, historical and architectural significance of the application site; and
- An assessment of the impact of the proposed scheme on the significance of the application site and any other affected heritage assets.

1.5 This statement is not intended to be a full or complete record of the site.

2. The Application Site and Surrounding Area

Application Site

- 2.1 Kings House is located within Manchester City Centre and within the Parsonage Gardens Conservation Area. It is a five storey building, currently in office use, and which accommodates two restaurants at street level (San Carlo) and lower ground floor level (Koreana) which are outside of the scope of this application. The site area covers an area of 0.15 hectares.



Image 2: Kings House - north and west elevations



Image 3: Kings House – East elevation

- 2.2 Kings House was erected by Mangnall and Littlewoods architects for the Household Stores Association in 1879, with a purpose-built hotel at the western end. This adjoined the earlier 1874 building facing onto Butter Lane. Although the building is not listed, it has been identified as a 'non-designated heritage asset' and is located within the Parsonage Gardens Conservation Area.
- 2.3 Part of the ground and all of the upper floors are in office use, but are now vacant and in need of refurbishment and upgrade works. In addition to the internal refurbishment works, the opportunity is being taken to undertake some external works to maintain and enhance the building, which this application is the subject of.
- 2.4 The building is not Listed but is a positive contributor to the Conservation Area. It is also located within the setting of the Grade II Listed Kendal's Department Store.



Image 4: View east up King St W. Kendals visible to rear



Image 5: Kings House – South elevation

Surrounding Area

- 2.5 The building is an island site, occupying the entirety of a street block, with King Street West to the north, Southgate to the east, Back Bridge Street to the south, and Butter Lane to the west. The buildings to the east, south, and west beyond these streets are of a similar era (Victorian), and are primarily in use with retail at ground floor level (mostly service accesses with their primary frontages facing Deansgate, Bridge Street, and St Mary's Parsonage respectively), and storage / office uses at upper floor levels. The exception to this is the building to the north of King Street West facing the site (Fraser Building) which is of a pre-fabricated 1960s typology, and due to be demolished as part of the broader proposals for the connected Grade II Listed 98-116 Deansgate, commonly known as the Kendals Department Store, but now a House of Fraser. It (Kendals Building) has retail uses at street level with a multi-storey car park above.
- 2.6 The site lies within the southern part of the Parsonage Gardens Conservation Area. It is within close proximity to the Grade II Listed Kendals building mentioned above. This is located on the opposite side of King Street West to the north-east, whilst to the north-west, the Grade II Listed 31 and 33 King Street West - an early 19th century coach works - is located to the west of the Fraser Building on the opposite side of Smithy Lane.

- 2.7 In addition to the above assets, reference to the Historic Environment Record (HER) confirms that 'Medieval Manchester' (HER No. 16050.1.0) lies immediately east of the building, shown on the HER map as cutting across the east side of the building itself.
- 2.8 The site is within a highly accessible location within the City Centre. Within a few minutes' walk is a wide range of local shops, amenities and services, and leisure facilities. In terms of access by public transport, the site is located within close proximity to a high number of bus stops, tram stops located at Exchange Square, and within walking distance of Manchester Victoria Railway Station.

3. The Proposed Scheme

3.1 It is understood that the current proposed scheme includes works which may require planning permission. These works include:

- Upgrading windows to double glazing with like for like timber window frames to improve thermal performance.
- The introduction of window vents to the lightwell elevations to accommodate mechanical ventilation improvements.
- Introduction of a dry riser inlet to Kings Street West elevation to satisfy the improved fire strategy.
- Cleaning and making good of the existing structure where possible.
- The introduction of lighting to help celebrate Kings House prominent facades.
- Roof refurbishment to include re-lining, insulation and reinstating existing slate tiles where possible.
- Roof top plant enclosure and access to accommodate the required mechanical and electrical upgrades.
- The introduction of 6 x conservation rooflights to the west roof.
- Removal of a recent roof extension to the west roof and reinstating the original pitch.
- Removal of existing security wire mesh to replace with more sympathetic internal retractable grilles.
- Building services upgrades to increase electrical applications and to remove the use of fossil fuels.

3.2 The scheme forms part of a broader programme of improvements to the building. The scheme has been sensitively designed to subtly increase the commercial profile of the office accommodation within the building, but not at the cost of the architectural or historic

sensitivity of the building. Through the replacement of windows and installation / reconfiguration of plant, the works also form part of the improvement of the standard of internal office space.

- 3.3 A light touch design approach has been taken to ensure that the impact of the proposed works on the fabric of the building is as limited as possible.

4. The Policy Context

- 4.1 Planning policy guidance of relevance to the proposed development, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.
- 4.3 In this instance the development plan currently comprises the Manchester Core Strategy (Adopted July 2012), saved policies of the Manchester Unitary Development Plan (Adopted July 1995) along with associated guidance. The provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.4 Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its special interest.
- 4.5 In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework

- 4.6 The Revised NPPF which was most recently updated in July 2021, sets out the Government's planning policies regarding the conservation of the historic environment.
- 4.7 Section 16 'Conserving and Enhancing the Historic Environment' and policies 184-202 of the NPPF sets out the heritage context. The NPPF states that Heritage Assets are 'an

irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.

- 4.8 Paragraphs 194 and 195 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; sets out that 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; and, states that local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.
- 4.9 Paragraph 197 sets out three considerations which local planning authorities should take account of in determining applications.
- 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; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.10 Paragraph 199 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. Paragraph 200 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 4.11 Paragraph 201 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset, or that it can be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 202 states that where a development 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.

- 4.12 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly on non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (Para 203)
- 4.13 Paragraph 206 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 4.14 Paragraph 201 advises '*Not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole*'.
- 4.15 'Significance' is defined by Annex 2: 'Glossary of NPPF' as: 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.
- 4.16 'Setting of a heritage asset' is also defined by Annex 2 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

National Planning Practice Guidance (NPPG)

- 4.17 The NPPG was published in March 2014 (and updated regularly since). The Guidance includes a section on 'historic environment'. Relevant paragraphs from the Guidance are set out below:

- All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.
- Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.
- An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.
- The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.
- Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.
- It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.

Historic England Guidance

- 4.18 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Advice Note 2: Making Changes to Heritage Assets

- 4.19 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment'

- 4.20 This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

- 4.21 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England: Conservation Principles Policies and Guidance

- 4.22 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

Local Planning Policy Guidance

Development Plan for Manchester

4.23 The Development Plan for Manchester comprises the following documents:

- Manchester Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995);
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and
- Parsonage Gardens Conservation Area Appraisal.

Manchester Core Strategy Development Plan Document (July 2012)

4.24 The Core Strategy, adopted in July 2012, sets out the long term strategic policies for Manchester's future development. Heritage-related core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, and secure a high standard of design in all development proposals.
- Policy SP 1 'Spatial Principles' states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity; and, that development should create well-designed places that enhance or create character; protect and enhance the built and natural environment.
- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas.
- Policy EN 1 'Design Principles and Strategic Character Areas' sets out that opportunities for good design to enhance the overall image of the City should be fully realised. In the City Centre, consideration should be given to the City's heritage; there will be opportunities to contribute to the experience at street level.

- Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance.
- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; effects relating to built heritage.

4.25 Policy EN 3 'Heritage' advises that 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. 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 listed buildings and conservation areas'.

4.26 The assessment of the scheme within Sections 6 and 7 of this Statement confirms that the proposal accords with the above Core Strategy policies.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

4.27 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved', including Policy DC18 'Conservation Areas' which advises that 'The Council will seek to preserve and enhance the character of its designated conservation areas'.

Other Relevant Policy Documents

Guide to Development in Manchester Supplementary Planning Document (April 2007)

4.28 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; paragraph 11.45 states that proposals should preserve or enhance the character of a conservation area; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a

sense of place within the City Centre, and that the need for old buildings to have an economic use is recognised.

Parsonage Gardens Conservation Area

- 4.29 The Parsonage Gardens Conservation Area Appraisal will be a material consideration in the determination of the proposed scheme. The guidance sets out the various elements that contribute to the character and appearance of the conservation area, against which any development proposals should be assessed.
- 4.30 The conservation area was designated in June 1985. The site is located within the southern part of the Conservation Area. The conservation area appraisal notes that the 'Conservation Area extends as far south as Bridge Street, which is a busy shopping street of small-scale Victorian and Edwardian shops, providing a variety of height, material and detail of high architectural and aesthetic quality. Few streets of this kind in Manchester have been preserved in such good condition.' Bridge Street is located to the south of the site.
- 4.31 The Conservation Area also includes buildings adjacent to the application building (including 88-90 Deansgate and 2-10 St Mary's Street) which although not Listed, are also likely to be regarded as non-designated heritage assets. The only two listed buildings which might be affected by the proposed scheme, and which are also located within the Conservation Area, are the Grade II Kendal's Department Store, and Grade II Listed 31-33 King Street West. Due to the nature of the proposals, the significance and impact upon the above assets is considered as part of the assessment of impact upon the Parsonage Gardens Conservation Area.

5. Historical Background

- 5.1 This section should be read in conjunction with the historic maps and images included within Appendix 1.
- 5.2 The first recorded reference to the plot of land now known as Parsonage Gardens was in 1066 when William granted tenancies to Albert Greslet, the Baron of Mamecestre. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). Along with the manor house, the land granted to Greslet was transferred to the La Warre family in 1309. Thomas La Warre succeeded as the twelfth baron in 1398 and later became the parson of St. Mary's. Originally the parish church, it was subsequently rebuilt as Manchester Cathedral. La Warre was responsible for elevating it to a collegiate church by procuring a licence in 1421 from King Henry V. Extensive gardens were needed to cater for its pupils and consequently the area was cultivated to provide food. The college was dissolved in 1547 and the wardens were provided with a college house in 1578. In 1635 they were further provided with the two-acre parcel of land known as Parsonage Croft (Parsonage Gardens Conservation Area description).
- 5.3 The King Street area of Manchester began to be more heavily built upon towards the late 17th century. The establishment of the church of St. Ann in 1709 and the laying out of St. Ann's Square in 1720 was a political act which shifted the medieval centre of the town away from the cathedral. This constituted the first major development away from the medieval town centre of Manchester. The decision was made by Lady Ann Bland, the daughter of Sir Edward Mosley, who acquired Hulme in 1673. With Queen Ann acceding to the throne in 1702, Lady Ann Bland was angered by the pro-Jacobite sentiments expressed in the Collegiate church. She was determined to erect a second church from which pro-monarchist sermons would be preached (Parkinson-Bailey 2000, 4). St. Ann's church and St. Ann's square were laid out on Acresfield, the site of the annual fair since the 13th century, which later moved to Knott Mill in 1823 (Hartwell 2001, 199). The land had few buildings already upon it, one of which was the dissenters' meeting house (Hartwell 2001, 9). The erection of St Ann's church and the square served as the base for the surrounding streets, including King Street.

- 5.4 During the 18th century the increase in population led to pressure for development, and a new church was built on the site of Parsonage Gardens and consecrated in 1756. This was St. Mary's Church, a building which reflected the cultural elegance and proportions of the period. The earlier Church of St. Mary had also been dedicated to St. Denys and St. George at the same time that it became a collegiate church
- 5.5 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester (GMAAS 2014). As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s. 25 Landowners perceived two potential uses for canalside land: as factory sites and as coal, stone, and timber wharfs (Maw et.al 2011, 5). Rochdale canal (HER No. 1386.2.0) was originally conceived in 1776, and opened officially in 1804, although construction work continued for another few years. The width of the canal made it more successful than the Huddersfield Narrow Canal and it became the main highway of commerce between Lancashire and Yorkshire (Hadfield and Biddle 1970).
- 5.6 Greens map of 1787 shows the site at this time. The road layout was different at this time, with Star Street recorded to the north of Bridge Street, along with the Star Inn. The area was clearly built-up however. The 1851 OS map shows a similar situation, with King Street West still not in place by this time. The site is dominated by the 'Deansgate Shambles', with Deansgate Arcade Market to the west, on the other side of 'New Shambles' Street. Along King Street to the north is shown the Old Boars Head Public House, along with three further buildings, presumably shops.
- 5.7 Kings House was built in the 1870s with the building to east erected by 1874, according to the datestone. Kings house did not open until 1879 suggesting that the eastern end was erected first. Number 44 became the new premises for the Household Stores Association and was recorded in the British Architect September edition as follows:

NEW PREMISES FOR THE HOUSEHOLD STORES ASSOCIATION - Messrs Mangnall and Littlewoods, Architects. The site of these new premises is in King-street West, better known as Lower King-street. The building is in the Italian style with the main front

towards King-street. It is five storeys in height and is built of Yorkshire stone in the lower portions, the upper storey built of brick with stone dressings. The main entrance is at the corner of King-street and Southgate. The entrance vestibule is floored with marble concrete, which with the German tiles and marble concrete on the wall of the entrance to the hotel, has been supplied by Messrs. Patteson. On each floor is a central area, octagonal in form, with a rooflight over. On the top floor are arranged the kitchen offices

- 5.8 The Building News (5th September 1879) records further details noting that ‘The space of ground covered by the buildings is about 1,300 square yards in all, 300 yards of which, at the end furthest from Deansgate, are devoted to the purposes of a hotel. ... The first floor, entering from the street, is devoted to the department of groceries, provisions, wines and spirits, fancy stationery, leather goods, packing, delivery, etc. The second floor is appropriated to drapery, drugs, boots, shoes, etc., and in this storey are the business offices, also the waiting and refreshment rooms for ladies. The third storey will be used for brushes, ironmongery and other branches, as may be found expedient. A kitchen and offices are arranged on the top floor for the cooking and supplying of meals for the whole of the employees in the establishment. The delivery of goods has been provided for by a covered loading area, running lengthwise along Back Bridge-street, provided with sliding doors to all departments. The lifting of heavy articles will be effected by one of Messrs E. T. Bellhouse and Company’s hydraulic table-hoists, by means of which goods can be lowered from the covered cart-way to the cellar storey, and can be otherwise available for raising or lowering for four storeys, the total lift being 35 ft., and the size of moving table 6 ft. by 4 ft. 6 inches. ... The cast-iron columns and beam-boxes supporting the various beams and floors are made into ventilating shafts, being continued through the roof by galvanised iron flues and ventilation cowls attached thereto. Each beam-box is of novel construction, the sides having openings through which the current of vitiated air from the various rooms is conducted upwards through the hollow of the columns. We are told that this is a suggestion of a director. Other ventilating shafts are built in the walls’
- 5.9 Mr William Fisher took charge of the Royal York Hotel in King Street West in 1880 (MEN 02/10/1891). An advertisement from the Manchester Courier and Lancashire General Advertiser (01/09/1879) records the opening of the new store ‘Household Stores Association

Limited. Opening of the New Premises. The New Premises, 44, King-Street West, are NOW OPEN for the transaction of business'. An advertisement in the Wigan Observer and District Advertiser (30/04/1881) advertises the premises at this time, also giving a list of departments; 'Groceries, Provisions, Wines and Spirits, Drapery, Millinery, Mantles and Costumes, Ladies Outfitting, Drugs and Perfumery, Brushes and Hardware, Beds and Bedding, Boots and Shoes, Electro Plate, Stationary'. The advert also states 'All goods purchased at the stores amounting to Two Pounds and upwards ARE DELIVERED (beyond the radius of out Van delivery) FREE OF CHARGE to any Railway Station within the radius of Twenty miles from the Stores; AND All goods purchased at the stores amounting to Five Pounds and upwards ARE DELIVERED (beyond the radius of out Van delivery) FREE OF CHARGE to any Railway Station within the radius of Fifty miles from the Stores – Tickets of membership 5s. each'.

5.10 In January 1880 the Building News published a lithograph image of the building (Appendix 1, Figure 9). The image shows a few key differences to how the building stands today; most notable are the fourth floor windows which are small dormers. At ground floor level the corner entrance is shown with the hotel entrance to bay 7. The rest of the ground floor bays are all shown as windows, suggesting the other doorways are later insertions. Mr Fisher gave up the Royal York Hotel in 1886, after losing nearly £500 (MEN 02/10/1891). The building is recorded on Goads insurance plans of 1888. This shows the central skylight and lists the building as Household Stores Association, with the hotel to the west side. To the west, this end of the building is shown to be separate, and recorded as a packing warehouse. The 1891 OS map shows a similar situation, with the building divided into three units. Only the central unit is named, labelled as the 'Royal York Hotel'. A newspaper article from 1892 (MEN 25/08/1892) records Mr Sotirios Hazzopulo applying for a licence for the Royal York Hotel, suggesting he ran it at this time.

5.11 The Household Stores Association remained at the property through the early 20th century, with advertisements placed for various departments throughout this period. The hotel, however, appears to have gone out of business in the early 20th century, with the Manchester Evening News (21/10/1901) recording 'Mr Robert Sawyer, proprietor of the Royal York Hotel, King-street, a once famous hostelry which is now no more'. The Household Stores Association went into voluntary liquidation in the early 1920s. An advert in the Manchester Evening News (14/05/1923) records 'The Household Stores Association, Ltd. (in voluntary

liquidation) King Street West, Deansgate, Manchester – Final clearance sale definitely closing down on Saturday next, May 19th. Stock must be realised. For cash only’.

- 5.12 Following the liquidation of the association several firms moved into the premises. Frederick Foxall Ltd is recorded there in the Manchester Evening News (29/09/1939) in an advert for those businesses who were closing early for the Black Out during the war. Mr Foxall was selling tickets for a prize-winning film show from the institute of amateur photographers by the Salford Cine Society in 1949 (MEN 18/04/1949).

6. Description of Kings House

- 6.1 The description below should be read in conjunction with the plates contained within Appendix 3.

General Description

- 6.2 The building is five stories high over a double basement and constructed of red brick in Flemish Bond. The whole building is 12 bays across to King Street South, with the western 3 bays being the earlier 1874 building.

Exterior

North elevation

- 6.3 This forms the main elevation to King Street West. The main building is 9 bays long with a corner bay to the left. At ground floor level Bays 1 to 4 are taken up with restaurant shop fronts. Bay 5 contains an inserted doorway, now the main entrance to the building. It is set within a marble surround with steps up to the raised ground floor level interior. The name KING'S HOUSE is written above. Bay 6 contains projecting three light bay, with inserted doorway at ground floor level and window above. Bay 7 contains an original entrance to the building (formerly the entrance to the hotel), set within a sandstone surround with scrolled columns to the jambs and a rounded arch lintel of sandstone above. A set of steps lead up to it. Bays 8 and 9 contain windows. Bay 8 has a 3-sided bay, with sandstone mullions and rounded arched lintels, similar to those of the original doorway in bay 7. The window to bay 9 has a similar lintel, but is more modest in appearance. A visible joint is present between bays 9 and 10, showing the latter to be a separate building. Bay 10 contains a large arched opening containing four windows, 2 at basement level and 2 at ground floor level. Bay 11 contains the large main entrance to the building. It is set within a sandstone surround with stiff leaf capital columns to the jambs and a large sandstone pediment reaching to first floor level, with leaf embossing to the centre. To the right of the doorway, still within the same bay is a window to both ground and basement levels. Bay 12 contains four lights, similar to bay 10, but not set within the arched opening.

6.4 At first floor level the first bay contains a window set within a sandstone surround. Bays 2 – 6 each contain a pair of windows separated by a sandstone mullion column with scrolled capital, with a flat sandstone lintel. Bays 7 and 9 each contain a sash window in a simple sandstone surround. They flank the three light window to bay 8 which is set within a similar surround. Bays 10 and 12 are similar to those in bays 2 – 6, with a column mullion, although here the windows are taller with dog-tooth crenelations at the top of the sandstone lintel and half columns to each jamb. These flank a wider window to bay 11 which contains a matching window, although with three lights rather than two. The windows to second floor are similar to those below them. That to bay 1 has a moulded brick surround, with sandstone lintel, and those to bays 2 – 6 match those below with the exception of a depressed arch brick lintel over. A series of terracotta flours lie between the first and second floor windows here. The windows in bays 7 - 9 match those of the previous bays, although without the arched lintel over. Bays 10 – 12 contain three light windows, each separated by a sandstone mullion and each having a depressed arch lintel of sandstone.

6.5 At third floor level Bay 1 contains a window with rounded arch lintel of brick with narrow sandstone detailing over. Bays 2 – 6 each contain a similar window to those below, although smaller and without the arched lintel over. Bays 7 – 9 each contain a two light window separated via a sandstone mullion and a rounded arch over each pair with flower detail to the apex. The windows in bays 10 – 12 match those below them. At fourth floor level bay 1 contains a simple window with brick jams and sandstone lintel, with turret above. Bays 2 – 9 each contains a three light window separated by sandstone mullion and sandstone lintel over. Bays 10 and 12 each contains a roof light. Bay 11 contains a half circle window of three lights, each separated by a sandstone mullion. Above is a brick pediment with sandstone detailing and the datestone reading 1874.

East elevation

6.6 This forms the main elevation to Southgate and is 9 bays plus the corner bay. Bay 1 – 7 each contains a tall opening with modern window rising from ground to first floor level. The opening to bay one has a stepped brick lintel, whereas the other have a depressed arch lintel of brick. Bay 8 contains a continuation of the shop front from King Street West at Ground floor level, with the first floor matching those to the other bays. Bay 9 and the corner bay form a tower with bay 1 of the King Street West elevation, with each window matching that.

At second floor level each bay contains window matching those in bays 7 – 9 of the King Street West elevation, with column mullion and sandstone lintel. At third floor level bays 2 – 7 contain roof lights, whereas bay 8 contains a three light window matching those on the king street elevation.

South elevation

- 6.7 This forms the rear elevation to Back Bridge Street. Bays 1 – 3 form the three bay elevation of the separate building. This is constructed in a white glazed brick in English Garden Wall bond. Bay 1 contains a sash window with depressed arch lintel of glazed brick at each level of the building. Bay 2 contains a pair of tall openings at ground and first floor levels, each with an air duct through. Bay 3 contains a wide loading bay. Second, third and fourth floors each contain a large 16 light window separated by three mullions and spanning bays 2 and 3. To the east the face returns to the red brick construction. Bays 4 and 6 each contain a portrait window with simple sandstone lintel to ground floor level, flanking a pair of windows with sandstone mullion in bay 5. Above these, at first floor level the face is similar, although the whole have a more ornate sandstone lintel with decoration to the centre. At second floor level each bay contains a simple portrait window with brick surround. At third floor level dormer windows have been inserted. Between bays 3 and 4 is a half bay, containing a narrow window at each level. A further half bay lies to the east, between bays 6 and 7, where the face steps back. In this angled face are small portrait windows, similar to those in bays 4-6, at each level.
- 6.8 Bays 7 – 12 are obscured at ground floor level by air conditioning units and later extensions. However, where bay 7 is visible appears to show a wide loading bay, later blocked. At first floor level, each of the bays 7 – 12 contain a pair of portrait windows, separated by a column mullion and each having a depressed arch lintel of bricks. These are matched again at second floor level in bays 7 – 9. The exception to this is bay 8, which contains only a single window at each level.

West elevation

- 6.9 This forms the 5 bay elevation to Butter Lane. At ground floor level each bay contains a large recess containing a pair of windows to ground and basement levels. The exception to this is bay 5, which contains a personnel doorway set within a tall opening with pointed arch lintel. Above, bays 1 and 5 each contain tall portrait window set within a sandstone surround with stiff leaf capital jambs. Bays 2 – 4 each contain a pair of windows with sandstone mullion between and dog tooth decoration above the sandstone lintel. The second floor matches this set-up, although all of the windows have simple brick jambs and depressed arch lintels of sandstone. The third floor matches again, although here the mullions are columns with stiff leaf capitals and all of the sandstone lintels are flat. Only bays 1 and 5 rise up to fourth floor, with a small gable containing a pointed arch window set in a recessed brick surround.

Interior

- 6.10 The main entrance to the building is via the inserted doorway in bay 5 of the King Street West elevation. This leads to a small entrance lobby and corridor to the lifts and stairwell. The stairwell has been modernised, with modern plaster and staircase to the upper floors. However, to the basement the walls are tiled. The ground floor runs to the west side, a corridor leading to a reception area in what was the hotel. The reception can also be accessed via the external doorway in bay 7 (the original hotel entrance). The whole area has been fitted out as a modern reception space, with offices to the south side. A spiral staircase has also been inserted to the south, leading to a small kitchen and toilet area in the upper basement. From the reception an inserted doorway in the west wall leads through to the 1874 building. this is fitted out as a modern office space. The floor levels between the two areas are different, with a ramp leading up from the reception area to the offices.
- 6.11 The first, second and third floors each have the same setup, with a series of offices inserted around the external walls with an internal circular corridor linking them. Some communal areas are present, with windows out to the internal light well and some of the late 19th century cast iron radiators are still in situ. Many of the windows retain their original surrounds, although they have been reglazed. To the west a short set of steps lead up in to the earlier building to the west. This is fitted out as a modern open office space, with modern windows and fittings throughout.

- 6.12 The fourth floor is again fitted out as modern offices, although does not run around the entire plan. At the eastern end the floor is only present at the northern side, whereas towards the west, within the former hotel area, the floor reaches to the southern elevation. Within the 1874 building the floor encompasses the whole of the plan. Along the northern elevation, the windows have been modernised and enlarged to allow more light into the space. The whole is fitted out as modern offices, although some of the windows appear to be original.
- 6.13 The upper basement is accessed via the stairwell. As noted, the walls to this area are tiled, as is the floor. The tiled floor respects the lifts however, suggesting they are not original. From here a corridor leads to the west into the former hotel area and then runs to the south, with various rooms to either side. The majority of these have whitewashed brick walls and appear to be original, although several appear to be modern insertions, including a modern toilet area. A staircase at the west end of the upper basement leads to the lower basement.
- 6.14 The lower basement lies fully below the 1874 building and is accessed via a stone staircase. It consists of a long corridor running north – south at the eastern end, although fitted with inserted walls to create various rooms. At the southern end, where the original ceiling is visible, it appears to be brick vaulted. A former fireplace was also found within this ‘corridor’ and doorways at the north and south end lead into a large open space to the west. The ceiling is supported by cast iron stanchions and is open to the machine cut chamfered joists and floorboards of the floor above. RSJs are also present providing additional support.

7. Heritage Significance

7.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- **Archaeological interest** - if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest** - which 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 skills, like sculpture.
- **Historic Interest** - which is 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.

7.2 These area of interest are reviewed within the table below:

Archaeological interest	The alteration of the King Street West elevation, through the insertion of doorways, shop fronts and window alterations, shows how the building use has changed with the passage of time. Although substantially altered internally the building does still retain evidence of past human activity, worthy of archaeological investigation. The original plan of the building, with its tripartite division, is still visible in plan and some original features remain, although most notably at basement level. Whether there was communication between the hotel and Household Stores is unknown, but evidence may be present, hidden behind modern fittings. As such the building is of medium archaeological interest .
--------------------------------	---

Architectural and artistic interest	The building was designed by Mangnall and Littlewoods architects and was widely reported on at the time of its construction, as being in the Italian style and generally well regarded. Although altered externally, through the insertion of additional doorways, shop fronts and larger windows to the fourth floor, the building still retains a fair degree of architectural and artistic interest. Internally however, there are few features of note, with the exception of the stairwell windows. As such the building is of medium architectural interest , mainly relating to the exterior.
Historic interest	The buildings were erected in the 1870s with the larger part being a purpose built department store and hotel. The building provides evidence of past human activity in terms of the construction and use of commercial premises in the area during the mid to late 19th Century. The building has been substantially altered throughout its life and little remains internally of historical interest, with a few exceptions. However, externally the building elevations remain in good condition. As such it is of low - medium historic interest .

Table 7.1: Heritage Value Criteria

- 7.3 It is known that the criteria set out in Annex 1 of 'Scheduled Monuments' (DCMS 2010) for assessing the national importance of an ancient monument have been drawn upon by Archaeological Curators when considering the significance of non-designated heritage assets. These are also useful here for considering the site as a whole.

Period	The building was erected in 1874 at a time of significant expansion of commercial premises within this part of the City Centre. The significance is therefore medium.
Rarity	Multiple buildings were erected during this period and several still stand today within the area. The significance is therefore medium.
Documentation	This part of the City Centre has been well documented and the building appears in trade directories of the time. The significance is therefore medium.
Group value	Although it has been extensively modified, the building is located in an area with buildings of a similar age, style and function, with which it forms a group. The group significance is therefore medium.

Survival/Condition	The building has been extensively modified since it was originally built, with the loss of original features including ground floor projecting shop windows, loss of dormer windows etc. Otherwise, the building broadly retains its historic upper floor fenestration and decorative features. The surviving part of the building is in good condition. The significance is therefore low/medium.
Fragility/Vulnerability	The building is in good condition and is in no danger of collapsing. It will also shortly be occupied and is within a conservation area. It is not considered to be vulnerable to vandalism or detrimental conditions.

Table 7.2: Significance Assessment Criteria

Analysis

- 7.4 The building was erected in two parts. The first was the western end, erected in 1874, followed by the Mangnall and Littlewoods, Household Stores Association building, with the Royal York Hotel. Externally the main elevation to King Street West retains many original features, although the ground floor level has been substantially altered. This through the insertion of a new entrance and the insertion of various shop fronts. At fourth floor level the original small portrait dormer windows have been altered into a full brick façade, with connecting windows along.
- 7.5 Internally the building has been substantially altered through its conversion into offices. The plan does show the tripartite division into the three former sections, although this is not immediately legible on the ground. While the majority of the interior has been altered and modernised, some original features remain.
- 7.6 In addition to the majority of timber frames across the building (which are assessed to at least be historic), the most notable examples are two leaded glass windows to the stairwell, as well as nine windows to the upper floors, which appear to retain the original glazing. The staircase would therefore appear to be in its original position, towards the centre of the household stores building and giving access to the upper floors. The lower basement still retains a brick vaulted ceiling, as well as historic brick built fireplaces, cast iron stanchions and chamfered beams.

8. Impact on Heritage Significance

- 8.1 This section appraises the proposals against the heritage significance of the building and surrounding heritage assets including the Parsonage Gardens Conservation Area. It should be highlighted that from the outset, the architect has sought to design a solution which does not adversely impact upon the building's heritage significance.
- 8.2 Section 7 of this Heritage Statement provides an analysis of the heritage significance of Kings House, Manchester. Whilst the building has lost much of its original fabric and features, it holds a moderate level of heritage value, forming part of a group of similar buildings of a similar period in and around Deansgate and King Street West and within the Parsonage Gardens Conservation Area.
- 8.3 The building is considered to be of local significance with a medium - high architectural and archaeological interest, and a low - medium historic interest. Alterations affecting the exterior of the building have the potential to impact upon the architectural interest of the building both positively and negatively. The majority of the building's heritage value denotes from its external appearance and as a result of its group value with other adjacent and nearby buildings.
- 8.4 Alterations to the interior of the building are unlikely to have an effect on its heritage significance, due to the modernisation throughout, and what historic features remain are to be retained where possible. Areas of the lower basement do retain some original features, which may be impacted, however the impact of any proposed works on the significance of internal features / fabric does not require consideration, as they are not statutorily protected.

Assessment of Impact

- 8.5 Kings House is not a Listed Building and is not therefore a 'designated heritage asset'. It is however a 'non-designated heritage asset' and is located within a Conservation Area. The building therefore effectively forms part of a designated heritage asset. The table below considers the proposed works and subsequent impact upon the significance of the building.

Proposed Works	Impact / Mitigation
Replacing windows within the building (north, east, south and lightwell elevations) with like for like double glazed timber window frames to improve thermal performance.	Major Adverse Whilst the loss of the historic windows would be total, resulting in a high level of harm to the significance of the building, the building is not listed, and therefore in accordance with NPPF paragraph 203, a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset. As the building is not nationally listed, its overall significance is regarded as being limited, and the impact acceptable. Furthermore, the identified harm will be mitigated via the use of bespoke high quality timber frames which replicate those frames to be removed.
The introduction of window vents to the lightwell elevations to accommodate mechanical ventilation improvements.	Minor Adverse The window vents will be inserted within the replacement timber frames, therefore there is no adverse physical impact upon the building's significance, albeit there will be an adverse visual impact. The lightwell elevations are less sensitive than the street-facing elevations, and the impact will only be experienced by those within the building. The impact is mitigated by the location of the vents only to the windows at lower levels (1st, 2nd, and 3rd floors), and the size of the vents being limited as far as possible.
Introduction of a dry riser inlet to King Street West elevation to satisfy the improved fire strategy.	Neutral Provided the design and use of materials are sympathetic to the character of the building, this essential intervention is regarded as having a neutral impact upon the significance of the building, particularly as it will be located within a section currently comprising modern brick.
Cleaning and making good of the existing structure where possible.	Minor Positive These works will improve the appearance of the building, contributing positively to its setting.
The introduction of facade lighting to help celebrate Kings House prominent facades.	Minor Positive The proposed façade lighting scheme has been designed so as not to adversely impact upon the appearance of the building during both day time and night time hours. Potential harm has been mitigated by

Proposed Works	Impact / Mitigation
	ensuring that the visual impact of the lighting units and associated cabling is minimised, and the number of necessary physical interventions (such as fixings) to the building are minimised. By sensitively lighting up historic features to the building facades, during the hours of darkness, this intervention is regarded as having a positive impact upon the setting of the building.
Roof refurbishment to include re-lining, insulation and reinstating existing slate tiles where possible.	Minor Positive The proposed works are likely to have a positive impact on the building, in terms of its appearance, ensuring its future.
Roof top plant enclosure and access to accommodate the required mechanical and electrical upgrades.	Minor Adverse Whilst the proposed enclosure is likely to result in some harm to the building, its visual impact has been minimised as far as possible, and is partly mitigated by the removal of other modern interventions to the roof. The visual impact of these works from street level is extremely limited.
The introduction of 6 x conservation rooflights to the west roof.	Minor Adverse The limited scale and number of proposed rooflights, along with their sensitive location meaning they are not broadly visible from street level, dictate that the adverse impact is extremely minor. The impact is mitigated by the incorporation of conservation rooflights.
Removal of recent roof extension to the west roof and reinstating the original pitch.	Minor Positive The works will remove a cumbersome addition to the building, one which has a negative impact upon the setting of the building.
Removal of existing security wire mesh to replace with more sympathetic internal retractable grilles.	Minor Positive These works will have a positive impact upon the building and its setting. Any damage caused by the removal of the security wire will be sensitively repaired.
Building services upgrades to increase electrical applications and remove the use of fossil fuels.	Neutral

Table 8.1: Assessment of Impact on Kings House

Impact of Scheme on the Heritage Significance of The Parsonage Gardens Conservation Area

- 8.6 The Parsonage Gardens Conservation Area is characterised as a 'busy shopping street of small-scale Victorian and Edwardian shops, providing a variety of height, material and detail of high architectural and aesthetic quality'. The fact that few streets of this character in Manchester have been preserved in such good condition is noted within the Character Appraisal. The application building contributes to this character. Whilst its own significance as a non-designated heritage asset is limited due to the extent of intervention and change, its greatest significance is arguably its contribution to the character of the Parsonage Gardens Conservation Area. Linked to this is its historic setting being broadly intact.
- 8.7 The building's ongoing commercial use both at ground and upper floors; the fact that it is of some architectural/historic interest; and it also forms part of a group with neighbouring buildings, ensures that it plays an important role in the character and appearance of the Conservation Area.
- 8.8 The outward facing proposed works are regarded as having the potential to materially impact upon the Conservation Area, the settings of surrounding non-designated heritage assets, and the nearby Kendal's Department Store and 31 and 33 King Street West both of which are Grade II Listed.
- 8.9 As an external feature of Kings House, the historic windows contribute positively to the significance of the Conservation Area. In accordance with NPPF Paragraph 202 the subsequent harm (which is regarded as less than substantial) resulting from their replacement should be weighed against the public benefits of the proposal. There are multiple public benefits which will result from the application proposals which are set out below. These include the positive impact the scheme will have upon the Conservation Area in terms of sensitively illuminating the building's historic facades during the hours of darkness.
- 8.10 The proposed re-use and reconfiguration of the building's main entrances on King Street West are regarded as having a minor positive impact on the character of the Conservation Area. The impact upon other designated and non-designated heritage assets resulting from the scheme is regarded as negligible.

8.11 With regards to the works within the building's lightwell such as the replacement of windows and addition of louvres above the replacement windows, the sensitivity of this part of the building is regarded as being lower, and such works are not regarded as materially impacting upon the Conservation Area. The works to the building's roof including the plant compound, access improvements, installation of rooflights, and removal of a previous built intervention, are not broadly visible from street level, therefore the impact upon the Conservation Area is regarded as negligible.

8.12 Bringing this predominantly vacant building back into productive use, thereby securing its future, is regarded as having a positive heritage impact upon the Conservation Area.

Summary of Impact

8.13 A number of potential adverse impacts upon the significance of the building, and Conservation Area have been identified. In accordance with national policy and guidance, a balanced judgement is therefore required having regard to the scale of any harm or loss and the significance of the heritage asset; whilst the harm to the Conservation Area must be weighed against the public benefits of the proposal.

8.14 The majority of impacts are identified as being either minor adverse, minor positive, or neutral. The replacement of the eastern part of the building's historic windows is regarded as having a major adverse impact upon the significance of the building, however this significance is ultimately limited. The building is not nationally listed, therefore the impact is regarded as acceptable. In terms of the impact of the same works upon the Conservation Area, the impact is regarded as extremely minor, due to the fact that the timber windows will be replaced like-for-like with double glazed replacements. Visually therefore, the impact upon the Conservation Area will be 'less than substantial', and outweighed by the public benefits of the scheme. These include:

- The proposals form part of a broader package of improvements to the building, which will enhance its internal and external quality, meeting an identified need for high quality, well located, commercial floorspace, helping the City to retain and attract high quality office tenants.

- The re-use of the office parts of the building which will have a positive impact on the regeneration of the area, increasing spending within local shops and services, and encouraging further investment into this key location within Manchester City Centre.
- The re-use of currently closed-up entrances will help to increase natural surveillance and increase active frontage to all elevations of the building.
- Creating temporary employment during construction works.
- Investing in a building which is within a highly accessible location, therefore encouraging the use of sustainable modes of transport.

8.15 Public benefits also include heritage benefits which include:

- Enabling full re-occupation of this mostly vacant building, thereby securing the future of this non-designated heritage asset.
- Installation of a façade lighting scheme which will sensitively illuminate the building's elevations during the hours of darkness.
- External alterations and the relocation of signage with the intention of visually reinstating / emphasising the building's original King Street West arched entrance.
- Undertaking repairs to the building's facades including repointing of brickwork, brickwork replacement where necessary, lead flashing repairs, stone cleaning and repair.
- Removal of external wire mesh security screens which detract from the appearance of the building, and their replacement with internal retractable security shutters.
- Removal of a small roof extension and reinstatement of roof tiles.

9. Conclusion

- 9.1 This Heritage Statement provides detailed analysis of the heritage significance of Kings House, Manchester, and sets out an assessment of the impact of the proposed scheme upon that significance, along with the significance of other affected heritage assets.
- 9.2 The proposed scheme will see extensive works to upgrade the building's energy performance and standard of internal office accommodation, along with improvements to the external parts of the building, not least in relation to the building's historic entrances, and the installation of a façade lighting scheme. In order that the building can attain necessary sustainability targets, works include the replacement of all windows within the eastern part of the building and lightwell.
- 9.3 Whilst the building has been significantly altered, it remains of historic significance as a non-designated heritage asset, and contributes positively to the character of the Parsonage Gardens Conservation Area which it is located within. The identified heritage significance has helped inform the design of the proposed works.
- 9.4 In accordance with NPPF paragraph 197, based on the limited significance of the building as a non-designated heritage asset, any harm to this significance resulting from the proposed scheme is regarded as acceptable. In accordance with paragraph 195 of the NPPF, any perceived harm to the Parsonage Gardens Conservation Area, or upon the setting of nearby listed building is regarded as less than substantial and outweighed by the public benefits of the proposal, which are set out within paragraphs 8.14 and 8.15 of this Statement.
- 9.5 This Statement has been prepared in accordance with national and local planning policy guidance. The design team look forward to working further with the Council in progressing the proposals through to a positive determination.

Bibliography

- DCMS – Department for Culture, Media and Sport
- HE – Historic England
- HER – Historic Environment Record
- MEN – Manchester Evening News
- NPPF – National Planning Policy Framework
- OS – Ordnance Survey

Published sources

- British Architect. 5 September 1879 pp 95 In Manchester Victorian Architects accessed online at:
- <https://manchestervictorianarchitects.org.uk/buildings/household-stores-association-42-44-king-street-west-kings-building>
- Building News 5 September 1879 pp 294 In Manchester Victorian Architects accessed online at:
- <https://manchestervictorianarchitects.org.uk/buildings/household-stores-association-42-44-king-street-west-kings-building>
- Bryant, S, Morris, M, and Walker, JSF, 1986 Roman Manchester: A Frontier Settlement, GMAU, Manchester
- DCMS 2010 “Scheduled Monuments”
- English Heritage 2008 “Manchester: Northern Quarter”
- Fletcher, John c. 1989 “Waterways in Castlefield” Neil Richardson
- Gifford 2005 “An Archaeological Desk-Based Assessment at 2-4 Chester Road, Manchester”
- GMAAS 2014 “Whitworth Street Conservation Area”
- Hadfield, C & Biddle, G 1970. “The Canals of North West England, Vol 2”
- Hartwell, C. 2001 “Manchester: Pevsner City Guide”
- Kidd, A, 1993 “Manchester”
- Manchester Courier and Lancashire General Advertiser 01/09/1879 accessed online at:

- <https://www.britishnewspaperarchive.co.uk/>
- Manchester Evening News 02/10/1891 accessed online at:
<https://www.britishnewspaperarchive.co.uk/>
- Manchester Evening News 25/08/1892 accessed online at:
<https://www.britishnewspaperarchive.co.uk/>
- Manchester Evening News 21/10/1901 accessed online at:
<https://www.britishnewspaperarchive.co.uk/>
- Manchester Evening News 29/09/1939 accessed online at:
<https://www.britishnewspaperarchive.co.uk/>
- Manchester Evening News 18/04/1949 accessed online at:
<https://www.britishnewspaperarchive.co.uk/>
- Maw, P, Wyke, T. and Kidd, A. 2011 "Canals, Rivers, and the Industrial City: Manchester's Industrial Waterfront, 1790 – 1850". In "The Economic History Review"
- OAN 2005 "Talbot Mills Ellesmere Street, Hulme, Greater Manchester – Archaeological desk-based Assessment"
- Parkinson-Bailey, John 2000 "Manchester: An Architectural History" Manchester University Press
- Parsonage Gardens Conservation Area description
- Wigan Observer and District Advertiser 30/04/1881 accessed online at:
<https://www.britishnewspaperarchive.co.uk/>

Maps

- 1787 Green's Map of Manchester and Salford
- 1851 OS map Sheet 28
- 1888 Goads Insurance plan
- 1891 OS map Lancashire Sheet 104.6.24
- 1908 OS map Lancashire Sheet 104.6
- 1922 OS map Lancashire Sheet 104.6
- 1940 OS map Lancashire Sheet 104.6

Appendix 1: Figures



Figure 1: Location Plan



Figure 2: 1787 Green's Map of Manchester and Salford



Figure 3: 1851 OS map Sheet 28



Figure 4: 1888 Goads Insurance plan



Figure 5: 1891 OS map Lancashire Sheet 104.6.24



Figure 6: 1908 OS map Lancashire Sheet 104.6



Figure 7: 1922 OS map Lancashire Sheet 104.6

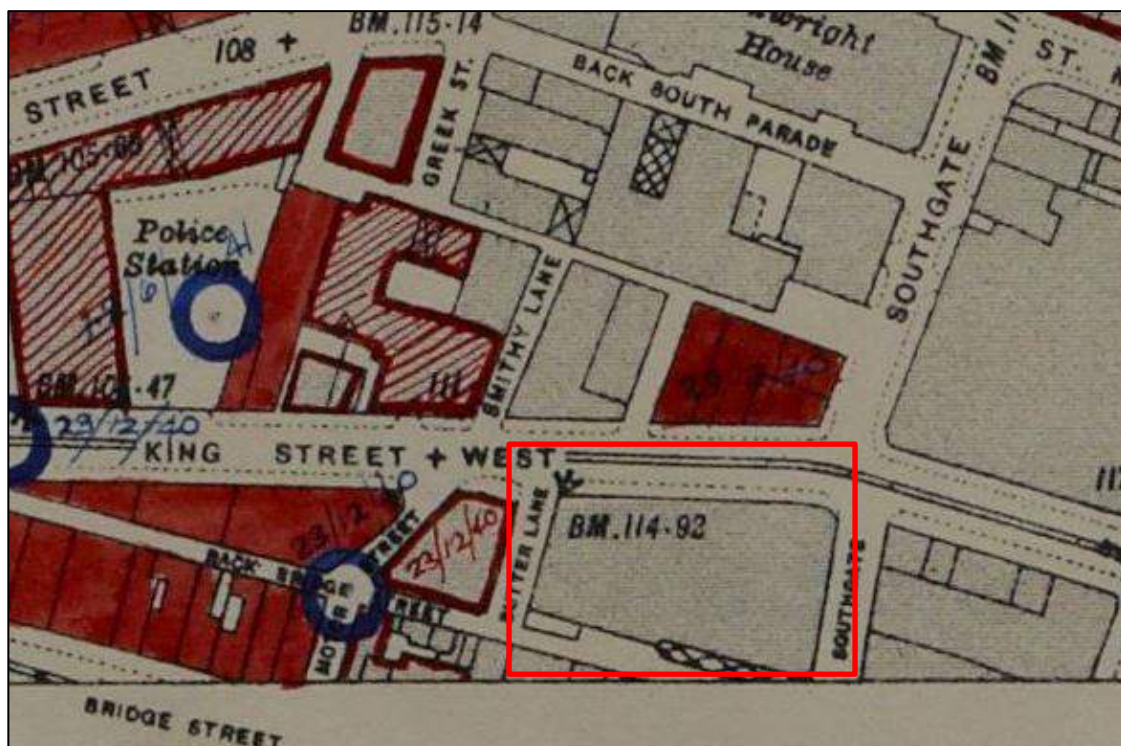


Figure 8: 1940 OS map Lancashire Sheet 104.6



Figure 9: 1888 Lithograph print of King Street West elevation

Appendix 2: Window Schedule

Table of Items

Ground and First floor

Item No.	Photo of feature	Date
CW.GF.01		Modern
W.GF.01-03 & W.GF.04		Historic, reglazed

W.GF.05-06			Modern
W.GF.06-09			Modern
First Floor			

W.01.60		Historic, reglazed
W.01.05-06		Historic, reglazed
W.01.79-85		Historic, reglazed

W.01.03-04			Historic, reglazed
W.01.01-02, 56-59			Historic, reglazed
W.01.01			Historic, reglazed

W.01.53-56			Historic, reglazed
W.01.50-52			Historic, reglazed
W.01.47-49			Historic, reglazed

W.01.47		Historic, reglazed
W.01.44-46		Historic, reglazed
W.01.41-43		Historic, reglazed

W.01.38-40			Historic, reglazed
W.01.			Historic, reglazed
W.01.34-37			Historic, reglazed

W.01.33			Historic, reglazed
W.01.76-78			Historic, reglazed
W.01.31-32			Historic, reglazed

W.01.29-30			Historic, reglazed
W.01.27-28			Historic, reglazed
W.01.73-75			Historic, reglazed
W.01.26			Historic, reglazed

W.01.69-74			Historic, reglazed
W.01.24-25			Historic, reglazed
W.01.22-23			Historic, reglazed

W.01.20-21			Historic, reglazed
W.01.18-19			Historic, reglazed
W.01.86			Original

W.01.63-68			Historic, reglazed
W.01.17			Historic, reglazed
W.01.14-16			Historic, reglazed

W.01.13		Historic, reglazed
W.01.61-62		Historic, reglazed
W.01.11-12		Historic, reglazed

W.01.07-10	 A photograph of a large, empty room with a blue carpet and large windows. The room has a drop ceiling with square light fixtures. The windows are multi-paned and look out onto a city street. The walls are white, and there are white baseboards along the bottom of the walls.	Historic, reglazed
------------	---	--------------------

Second and Third

Item No.	Photo of feature	Date
W.02.53		Historic, reglazed
W.02.07-08		Historic, reglazed

W.02.05-06	 A photograph of an empty room with white walls and a dark grey carpet. A large bay window with multiple panes is the focal point, looking out onto a city street. The ceiling is a white drop ceiling with square panels. A small dark square opening is visible in the wall below the window.	Historic, reglazed
W.02.03-04	 A photograph of an empty room with white walls and a dark grey carpet. A bay window with blue shutters is visible, with a white radiator underneath. A white door is open, leading to another room. The ceiling is white.	Historic, reglazed
W.02.52-01-02	 A close-up photograph of a bay window with blue shutters. A white radiator is positioned below the window. The room has white walls and a dark grey carpet.	Historic, reglazed

W.02.51-50	 A photograph of a room with white walls and a dark carpet. A bay window with blue curtains is centered on the back wall. Below the window is a white radiator. The room is empty.	Historic, reglazed
W.02.48-49	 A photograph of a room with white walls and a dark carpet. A bay window with white curtains is centered on the back wall. Below the window is a white radiator. The room is empty.	Historic, reglazed
W.02.46-47	 A photograph of a room with white walls and a dark carpet. A bay window with blue curtains is centered on the back wall. Below the window is a white radiator. The room is empty.	Historic, reglazed

W.02.76-78	 This photograph shows a long, empty room with a dark grey carpet. A long window runs along the back wall, featuring several white radiators underneath. A single white pillar stands in the middle of the room. The walls are white, and the ceiling has a recessed lighting fixture.	Historic, reglazed
W.02.74-75	 This photograph shows a room with a bay window on the back wall. The window has multiple panes and blue curtains. White radiators are positioned under the window. A white pillar is visible in the center of the room. The room has a dark grey carpet and white walls.	Historic, reglazed
W.02.44-45	 This photograph shows a room with a dark grey carpet and white walls. A window with blue curtains is on the back wall. Below the window is a dark fireplace. The room is empty, with a white pillar visible on the left side.	Historic, reglazed

W.02.42-43	 A photograph of an empty room with white walls and a grey carpet. A large window with multiple panes is on the right wall, looking out onto a brick building. A white radiator is positioned below the window. The ceiling is white with a rectangular light fixture.	Historic, reglazed
W.02.40-41	 A photograph of an empty room with white walls and a dark blue carpet. A window with multiple panes is on the right wall, looking out onto a brick building. A white radiator is positioned below the window. The ceiling is white with a rectangular light fixture.	Historic, reglazed
W.02.38-39	 A photograph of an empty room with white walls and a blue carpet. A window with multiple panes is on the right wall, looking out onto a brick building. A white radiator is positioned below the window. The ceiling is white with a rectangular light fixture.	Historic, reglazed

W.02.35-37	 A photograph of a room interior. A large window with three panes and dark blue curtains is the central feature. Below the window is a white radiator. The room has white walls, a dark blue carpet, and a ceiling with square light fixtures. A wooden door is visible on the right.	Historic, reglazed
W.02.32-34	 A photograph of a room interior. A large window with three panes and dark blue curtains is the central feature. Below the window is a white radiator. The room has white walls, a dark blue carpet, and a ceiling with square light fixtures. A wooden door is visible on the right.	20 th century
W.02.29-31	 A photograph of a room interior. A large window with three panes and dark blue curtains is the central feature. Below the window is a white radiator. The room has white walls, a dark blue carpet, and a ceiling with square light fixtures. A wooden door is visible on the right.	Historic, reglazed

W.02.69-71		Historic, reglazed
W.02.27-28		Historic, reglazed
W.02.26		Historic, reglazed

W.02.24-25		Historic, reglazed
W.02.62-68		Historic, reglazed
W.02.22-23		Historic, reglazed

W.02.19-21		Historic, reglazed
W.02.61		Historic, reglazed
W.02.59-60		Historic, reglazed

W.02.79		Original
W.02.15-16		Historic, reglazed

W.02.56-58		Historic, reglazed
W.02. 17-18		Historic, reglazed
W.02.13-14		Historic, reglazed

W.02.11-12		Historic, reglazed
Third Floor		
W.03.45		Historic, reglazed
W.03.07-08		Historic, reglazed

W.03.03-06		Historic, reglazed
W.03.09-10		Historic, reglazed
W.03.44-01-02		Historic, reglazed

W.03.40-43	 A photograph of an empty room with a bay window on the left wall. Below the window is a white radiator. The ceiling has a grid of square light fixtures. The room has white walls and a dark carpet.	41-43 Historic, reglazed 40 20th century
W.03.37-39	 A photograph of an empty room with a bay window on the left wall. Below the window is a white radiator. The ceiling has a grid of square light fixtures. The room has white walls and a dark carpet.	20th century
W.03.69-70	 A photograph of an empty room with a bay window on the left wall. Below the window is a white radiator. The ceiling has a grid of square light fixtures. The room has white walls and a dark carpet.	Historic, reglazed

W.03.66-68	 This photograph shows a room with a white drop ceiling and a window with blue curtains. A white radiator is visible under the window. The room appears to be a historic space that has been reglazed.	Historic, reglazed
W.03.35-36	 This photograph shows a room with a white drop ceiling and a window with blue curtains. A white radiator is visible under the window. The room appears to be a 20th-century space.	20 th century
W.03.33-34	 This photograph shows a room with a white drop ceiling and a window with blue curtains. A white radiator is visible under the window. The room appears to be a 20th-century space.	20 th century

W.03.64-65		Historic, reglazed
W.03.31-32		20 th century
W.03.29-30		Modern

W.03.28		Modern
W.03.27		Modern

W.03.61-63		Historic, reglazed
W.03.58-60		Historic, reglazed
W.03.24-26		Historic, reglazed

W.03.56-57		Historic, reglazed
W.03.54-55		Historic, reglazed
W.03.19-23		Historic, reglazed

W.03.51-53		Historic, reglazed
W.03.71		Historic, reglazed

W.03.48-50		Historic, reglazed
W.03.16-18		Historic, reglazed
W.03.13-15		Historic, reglazed

W.03.36-37		Historic, reglazed
W.03.11-12		Historic, reglazed

Fourth floor

Item No.	Photo of feature	Date
W.04.32	 A close-up photograph of a window with white horizontal blinds. The window is set into a dark wall. The blinds are partially open, showing a view of a brick building outside. The window frame is white.	Historic, reglazed
W.04.10-11	 A photograph of a room interior. On the left is a white door. In the center is a window with white horizontal blinds. Below the window is a white built-in bench. The walls are white, and the floor is covered with blue carpeting. The ceiling has a decorative crown molding.	20 th century

W.04..06-09.		20 th century
W.04.01-05		01-02 Historic 04-05 20 th century
W.04.28-31		31 Historic 28-30 20 th century

W.04.27		Modern
W.04.51-53		Historic, reglazed
W.04.47-50		Historic

W.04.43-44		Historic, reglazed
W.04.45-46		Historic, reglazed
W.04.33-34		Historic, reglazed

W.04.18-20	 A photograph of an empty room with white walls and a dark grey carpet. A large bay window with white frames is on the left wall, looking out onto a city street. Below the window is a long, low wooden radiator cover. To the right, a white-framed glass door or screen leans against the wall.	20 th century
W.04.18-23	 A photograph of an empty room with white walls and a dark grey carpet. A large bay window with white frames is on the left wall, looking out onto a city street. Below the window is a long, low white built-in storage unit with several open compartments and two closed doors. A dark radiator is visible in the center of the unit.	20 th century
W.04.24-26	 A photograph of an empty room with white walls and a dark grey carpet. A large bay window with white frames is on the left wall, looking out onto a city street. Below the window is a long, low white built-in storage unit with several open compartments and two closed doors. A dark radiator is visible in the center of the unit.	20 th century

W.04.55		Historic, reglazed
W.04.38-39		Historic
W.04.40-42		Historic

Ground Floor Window Plan



Paul Butler Associates

Planning, Development & Heritage Consultants

a. 31 Blackfriars Road, Salford Manchester M3 7AQ
t. 0161 835 3530
e. pba@paulbutlerassociates.co.uk
f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

Key

- Modern
- 20th Century
- Historic, reglazed
- Historic

client:	Bruntwood
job no.:	21.1661
fig no.:	1
scale:	Not to scale
date issued:	December 2021

First Floor Window Plan



Paul Butler Associates

Planning, Development & Heritage Consultants

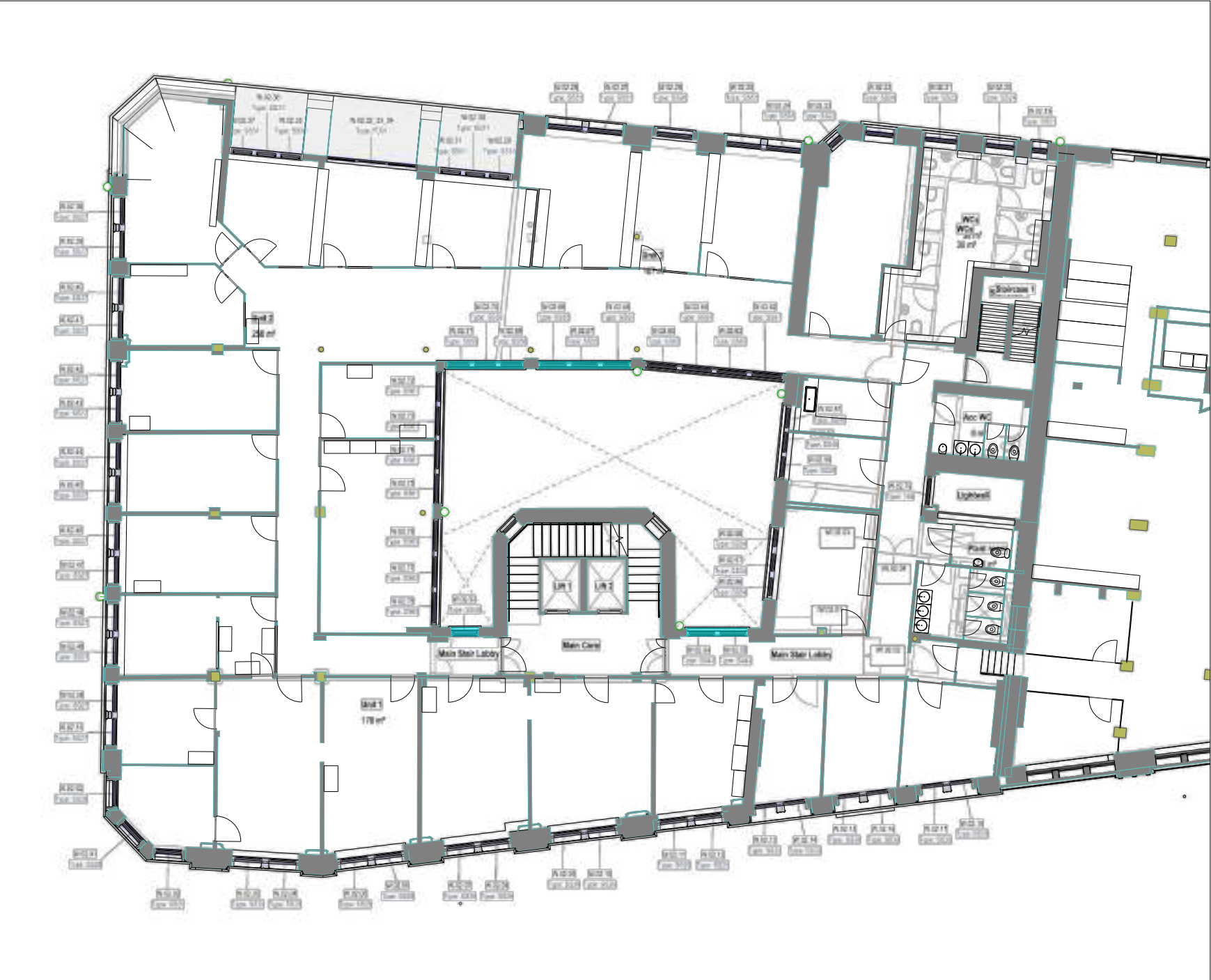
a. 31 Blackfriars Road, Salford Manchester M3 7AQ
t. 0161 835 3530
e. pba@paulbutlerassociates.co.uk
f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

Key

- Modern
- 20th Century
- Historic, reglazed
- Historic

client: Bruntwood
job no.: 21.1661
fig no.: 2
scale: Not to scale
date issued: December 2021

Second Floor Window Plan



Paul Butler Associates

Planning, Development & Heritage Consultants

a. 31 Blackfriars Road, Salford Manchester M3 7AQ
t. 0161 835 3530
e. pba@paulbutlerassociates.co.uk
f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

Key

- Modern
- 20th Century
- Historic, reglazed
- Historic

client: Bruntwood
job no.: 21.1661
fig no.: 3
scale: Not to scale
date issued: December 2021

a. 31 Blackfriars Road, Salford Manchester M3 7AQ
t. 0161 835 3530
e. pba@paulbutlerassociates.co.uk
f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

Key

- Modern
- 20th Century
- Historic, reglazed
- Historic

client:	Bruntwood
job no.:	21.1661
fig no.:	4
scale:	Not to scale
date issued:	December 2021

Fourth Floor Window Plan



Paul Butler Associates
Planning, Development & Heritage Consultants

o. 31 Blackfriars Road, Salford Manchester M3 7AQ
t. 0161 835 3530
e. pba@paulbutlerassociates.co.uk
f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

Key

- Modern
- 20th Century
- Historic, reglazed
- Historic



client:	Bruntwood
job no.:	21.1661
fig no.:	5
scale:	Not to scale
date issued:	December 2021



Plate 1: General shot showing King Street West elevation



Plate 2: As above looking from corner of Butter Lane



Plate 3: Upper floor showing tower at corner with Southgate



Plate 4: Inserted entrance in bay 5



Plate 5: Inserted doorway in bay 6



Plate 6: Detail of first and second floor windows



Plate 7: Detail of third and fourth floor windows



Plate 8: Original hotel entrance in bay 7



Plate 9: First and second floor windows above hotel entrance



Plate 10: Third and fourth floor windows above hotel entrance



Plate 11: Entrance to 1974 building



Plate 12: First floor windows of above



Plate 13: Upper floor windows of above



Plate 14: General view of building showing Butter Lane elevation



Plate 15: Butter Lane elevation



Plate 16: Ground floor window detail



Plate 17: First floor window detail



Plate 18: Upper floor windows of above



Plate 19: Upper floor windows towards Back Bridge Street



Plate 20: Back bridge street elevation



Plate 21: White glazed brick elevation of 1974 building



Plate 22: Detail of first floor window



Plate 23: Upper floor windows



Plate 24: Hotel elevation to Back Bridge Street



Plate 25: Detail of second floor windows



Plate 26: Detail of upper floor windows



Plate 27: Elevation of Household Stores building



Plate 28: Upper floor windows of Household Stores building



Plate 29: Third and fourth floor windows



Plate 30: Ground floor windows at junction with Southgate



Plate 31: Southgate elevation



Plate 32: Ground and first floor windows



Plate 33: Detail of windows



Plate 34: Detail of second and third floor windows



Plate 35: Upper floor windows of tower at corner with King Street West

Ground Floor



Plate 36: Entrance lobby with lifts

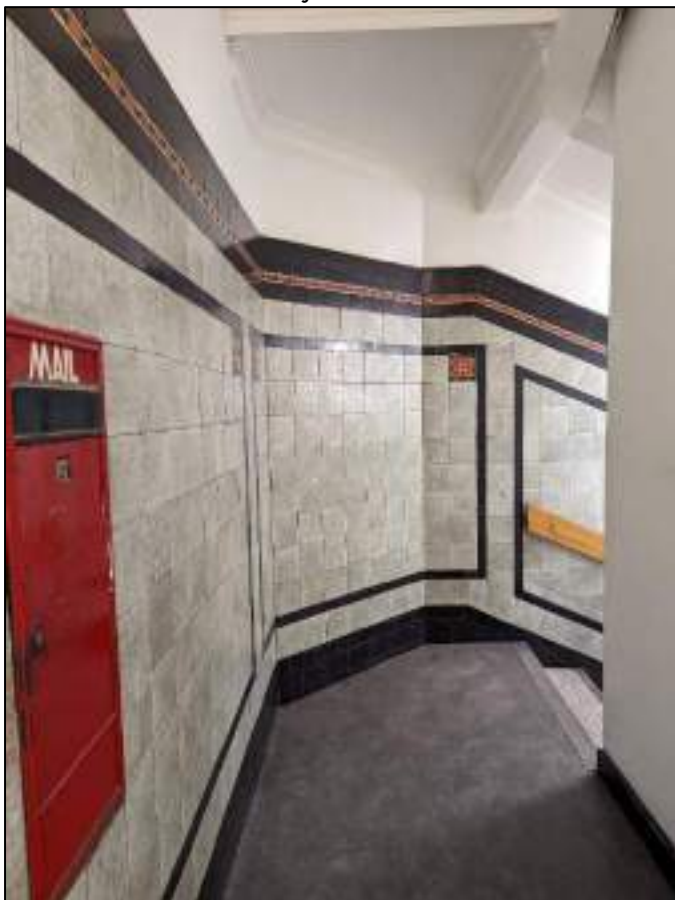


Plate 37: Tiled staircase to basement



Plate 38: Reception in former hotel



Plate 39: As above



Plate 40: Inserted staircase to isolated upper basement



Plate 41: Kitchen in isolated upper basement



Plate 42: As above



Plate 43: Ramp leading into 1874 building



Plate 44: Offices in above



Plate 45: As above



Plate 46: General shot of office



Plate 47: As above

First floor



Plate 48: First floor landing



Plate 49: Detail of window on stairwell



Plate 50: First floor corridor



Plate 51: General shot of office space showing cast iron radiator



Plate 52: General office space



Plate 53: As above showing windows to internal light well



Plate 54: Office room at corner of King Street West and Southgate



Plate 55: General office shot showing cast iron radiator



Plate 56: General office space



Plate 57: General office space



Plate 58: First floor corridor



Plate 59: General office space



Plate 60: Leaded window to light well

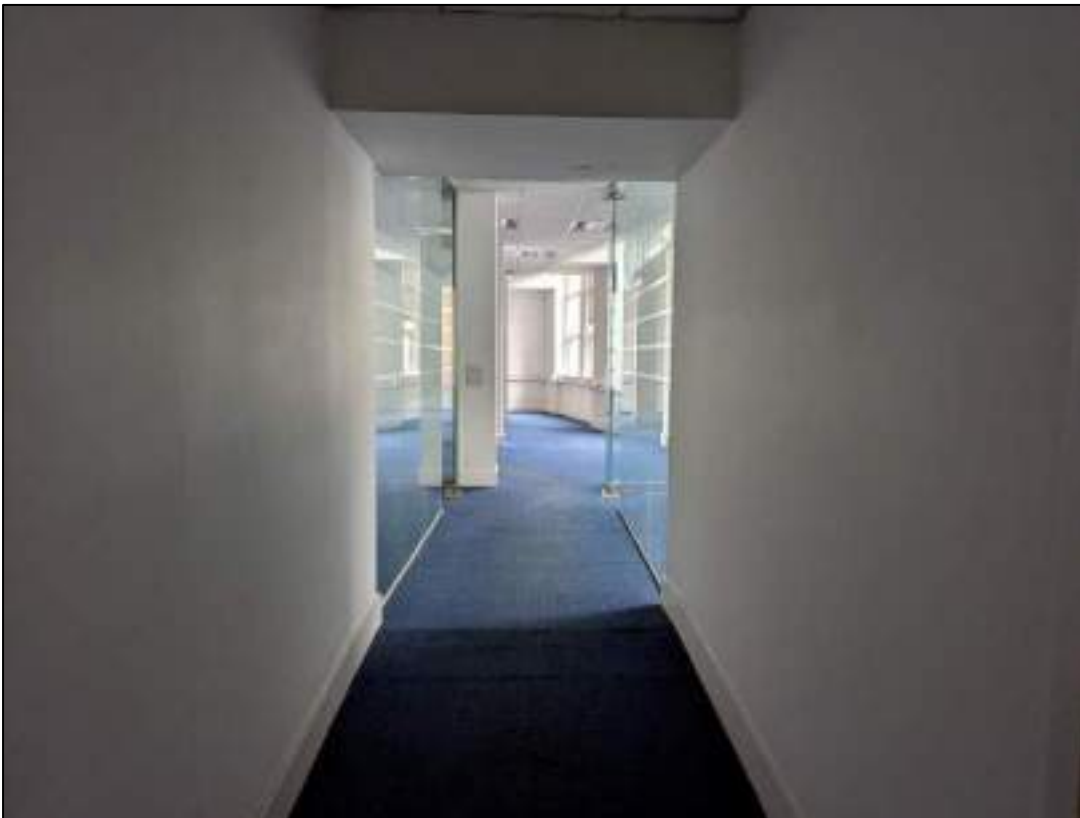


Plate 61: Inserted link to 1974 building



Plate 62: Office space in above



Plate 63: Open office space



Plate 64: Open office space



Plate 65: Staircase to second floor
Second floor



Plate 66: Second floor lobby



Plate 67: Second floor corridor



Plate 68: General shot of office space



Plate 69: General shot of office space



Plate 70: Windows to corner of King Street West and Southgate



Plate 71: General office space showing stanchion and windows to light well



Plate 72: Office corridor



Plate 73: Corner of Southgate and Back Bridge Street



Plate 74: View of light well showing glazed brick



Plate 75: General office shot



Plate 76: Office space with large lightwell windows



Plate 77: Stripped office space



Plate 78: Stripped office space



Plate 79: Staircase to 1974 building



Plate 80: Office space in above



Plate 81: Open office space



Plate 82: Open office space



Plate 83: Open office space



Plate 84: Staircase to third floor

Third floor



Plate 85: Third floor lobby



Plate 86: Corridor



Plate 87: General office shot



Plate 88: General office shot



Plate 89: General shot of circulation area



Plate 90: Office shot



Plate 91: Revealed modern ceiling structure



Plate 92: Small office with cast iron radiator



Plate 93: Timber roof structure



Plate 94: Inserted skylight



Plate 95: Circulation area

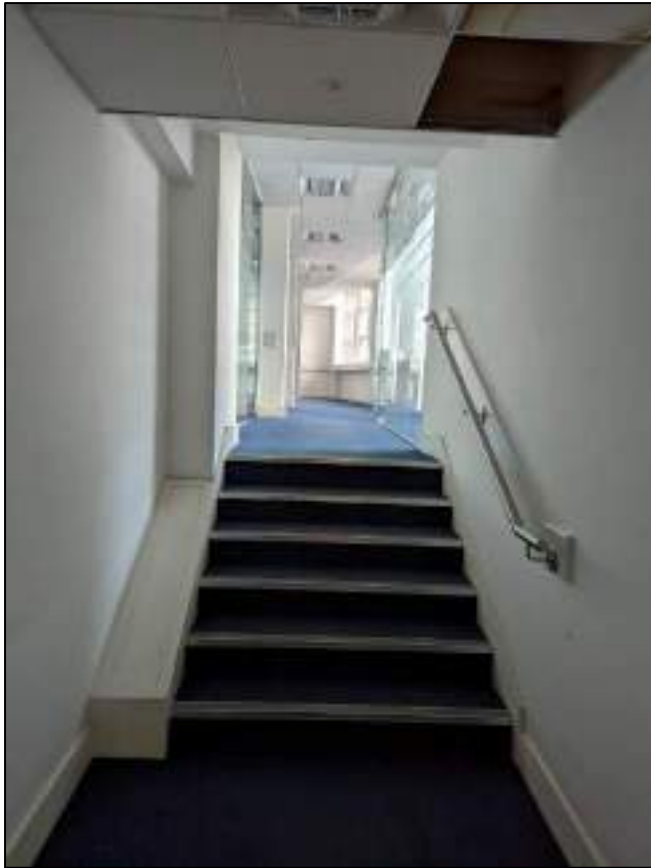


Plate 96: Staircase to 1874 building



Plate 97: Open office space showing windows to King Street West



Plate 98: Open office space



Plate 99: Open office space



Plate 100: Staircase to fourth floor
Fourth Floor



Plate 101: Fourth floor lobby



Plate 102: Corridor



Plate 103: Office at corner of King Street West and Southgate



Plate 104: As above



Plate 105: Corridor



Plate 106: Inserted skylight



Plate 107: Long windows on fourth floor



Plate 108: Corridor showing long windows to light well



Plate 109: General shot of office



Plate 110: Staircase to 1974 building



Plate 111: Open office space in above



Plate 112: Open office space



Plate 113: Shot of arched window



Plate 114: Open office space

Upper basement



Plate 115: Staircase to upper basement



Plate 116: Upper basement lobby



Plate 117: As above showing lifts



Plate 118: Basement room



Plate 119: Basement corridor



Plate 120: Basement corridor showing whitewashed walls



Plate 121: Revealed lath and plaster ceiling



Plate 122: Inserted walls



Plate 123: Basement room



Plate 124: Basement corridor



Plate 125: Stripped out toilet



Plate 126: Modern toilet
Lower Basement



Plate 127: Staircase to Lower basement



Plate 128: Plant room



Plate 129: Corridor



Plate 130: Inserted walls in basement



Plate 131: Basement room



Plate 132: Inserted corridor



Plate 133: Inserted corridor



Plate 134: Rooms with plasterboard over walls



Plate 135: Brick vaulted ceiling on room above



Plate 136: Fireplace



Plate 137: Large open room to west side of basement

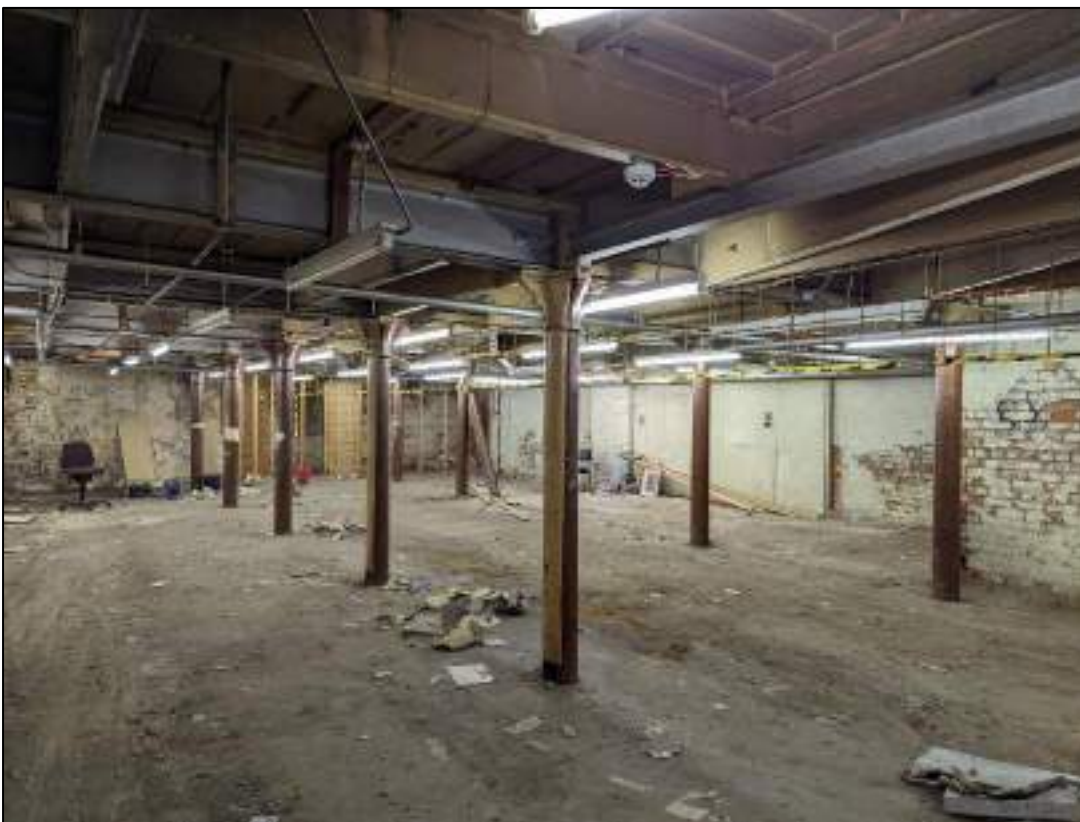


Plate 138: As above



Plate 139: Timber ceiling detail



Plate 140: Large open room to west side of basement