Heritage Statement

25 King Street, Manchester

on behalf of

Yorkshire and Clydesdale Bank Pension Trustee Ltd c/o CBRE Global Investors

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Date: September 2021

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1.0 Introduction

1.1 This Heritage Statement has been prepared by Sixteen Real Estate on behalf of ***Yorkshire and Clydesdale Bank Pension Trustee Limited c/o CBRE Global Investors*** in support of an application for Planning and Display of Advertisements Consent to Manchester City Council (MCC).

1.2 The application relates to works the replacement of the shop frontage of the ground floor of 25 King Street in Manchester City Centre. Further details of the proposal can be found in Section 2.

1.3 A Heritage Statement has been prepared as the building is located within the St. Ann's Square Conservation Area and close to a number of listed buildings.

1.4 The Statement will identify any historic features and assess their significance and setting. It will also assess the impact of the proposals on the heritage assets.

2.0 Application Proposals

2.1 The description of the development as stated on the application form is:

"***Proposed elevational alterations to the ground floor unit, to include new shopfront, retractable canopy and signage.***"

2.2 The alterations are required for the future new café/restaurant occupier of the unit, Eden Lounge.

2.3 The menu of this café/restaurant will focus on Mediterranean dishes, with the space being inspired by the natural beauty of an island holiday. The external alterations are designed to match this theme using forest green and gold colours.

2.4 The application proposes the following:

- Replacement of shopfront to include:
  - Glazed bi-fold doors and separate entrance door with aluminium frames. The new entrance door will be relocated from the central location to the left side of the elevation.
  - New sign tray above the doors wrapped in laminated print (4750x490x50mm). Within this, there will be a circular ACM sign with 3D gold lettering reading "EDEN LOUNGE" (860x860mm) to reflect the branding of the occupier.
- Replacement of existing projecting sign with new projecting sign fitting to the existing granite section to the left of sign tray, as follows:
  - Decorated projection sign bracket (850mm wide) and circular sign with 3D gold lettering reading "EDEN LOUNGE" (740x740mm).
- Retractable black awning to be fitted above the existing granite (5400mm wide).



Image 1: Proposed elevation



Image 2: CGI of proposed advertising

2.5 The proposed redesign of the shopfront for the new occupiers of the unit will help to make effective use of a vacant premises, bringing the space back into commercial use, adding to and complementing the existing leisure offer on King Street and enhancing the streetscene.

2.6 As stated within the accompanying Heritage Statement, the proposal will preserve enhance the St. Ann's Square Conservation Area and cause no harm to nearby listed buildings.

3.0 Site Location, Setting and Significance of Heritage Assets

3.1 The property is located at 25 King Street, on the pedestrianised section of the street, in the heart of Manchester City Centre.

3.1 The building consists of a four-storey commercial property, with a retail/commercial unit situated to the ground floor and office suites above.



Image 3: CGI of proposed advertising

3.2 The unit is currently vacant after previously being occupied as a clothes shop (Phase Eight) under Use Class E.

3.3 The outer area of the frontage consists of granite surrounding the existing timber painted shop front which still contains the Phase Eight signage.

3.4 The main entrance to the unit fronts onto King Street, with double-doors set back within a central area of the frontage and windows to either side. There is a short ramp from external street level to internal finished floor level.

3.5 There is also an entrance door to the rear of the property providing access to the upper offices, as well as servicing for the ground floor unit.



Image 4: Aerial view of building

3.6 The property sits within an area of predominantly commercial, business and service uses, including offices to the upper floors and ground floor retail, restaurants and bars. King Street itself is a busy pedestrian shopping street that leads onto Deansgate to the west.

3.7 There are a number of Grade II listed buildings located nearby, including 19 King Street and 15 & 17 King Street to the west, the Old Exchange to the east, and 28 King Street and the Warehouse Shop (19 South King Street) to the south.

3.8 It is also located within the St. Ann's Square Conservation Area which was designated in 1970 due to the high number of buildings of architectural and historic interest.

Statutory Designations and their Significance

3.9 The section provides information about each of the designated heritage assets (including Listed Buildings and Conservation Areas) which are located within an area that could be affected by development proposals at 37-43 King Street.

St. Ann's Square Conservation Area

3.10 The building is located within the St. Ann's Square Conservation Area which was designated in 1970 due to the high number of buildings of architectural and historic interest. Many of these buildings are listed, including St. Ann's Church which is the central point of the Conservation Area.

3.11 The Conservation Area extends from Deansgate to the west, St. Mary's Gate/Market Street to the north, Cross Street to the east and John Dalton Street to the south. There are many buildings of architectural quality within it, mostly dating from the Victorian and Edwardian period, with some of more recent construction.

3.12 In reference to King Street itself, the Council's conservation area appraisal refers to it having a "***rich variety that comes with renewal and repair of individual properties over a long period***".

Listed Buildings

3.13 The following Listed Buildings have been identified that have a setting which could potentially be affected by development at 25 King Street:

- **19 King Street (Grade II)**

  Shop. c.1880, altered. Yellow brick with sandstone dressings, slate roof. Rectangular plan at right-angles to street. Four storeys. C20 shop-front at ground floor; an arcaded range of 4-light windows on each upper floor: slim cast-iron columns at 1st floor with arched open-work brackets, round-headed windows to 2nd floor with set-in shafts, enriched imposts and linked hoodmoulds with large mask keystones (male and female alternately, all cheerful and stylish); shouldered windows to 3rd floor; parapet.).

- **15 and 17 King Street (Grade II)**

  GV II Shop. 1902 by Francis William Maxwell of Maxwell and Tuke. Probably steel-framed but with elaborate "timber-framed" cladding; slate roof. Rectangular plan on corner site, with rounded corner. Tudor style.

  Four storeys with five bays to King Street, one curved corner bay, and three wide bays to Police Street; panelled piers and large plate-glass windows to ground floor; carved wallposts to first and second floors, wooden blind balustrading between the floors, projected eaves with mutules, an octagonal turret over the corner with swept slated sides and arcaded cupola, gables flanking this and coupled gables over the fourth and fifth bays, all with herring-bone struts and finials.

  The first floor has wooden mullion-and transom windows (six lights to King Street, ten curved lights to the corner and eight lights to Police Street); the second floor has set-in oriels with arched centre lights and sharply-curved corners with transoms and small-paned top lights (and those in the wide bays to Police Street flanked by galleries with

splat-baluster fronts); and the top floor has ten-light mullion-and-transom windows (those in the narrower bays to King Street forming continuous fenestration and those in the wide bays to Police Street flanked by lozenge panels).

A good pastiche of the richest period of decorative timber-framing, forming a very striking feature in the street. Included for group value.

- **28 King Street (Grade II)**

  GV II Shop. Later C19, altered. Painted stucco on brick, slate roof. Narrow rectangular plan at right-angles to street. Three storeys and attic with five-light window at first floor. Double-fronted shop front at ground floor (probably C20); continuous arcaded fenestration to both upper floors, with round-headed arched lights at first floor, square-headed at second floor, both sets of windows set back behind delicate screens of slender cast-iron columns, those at first floor with ornamented open-work spandrels and those at second floor with tendril-like arch-bracing to the head. Prominent dentilled and modillioned cornice over second floor; three-window attic storey with central round-headed two-light window in architrave with segmental open pediment, flanked by square windows under corbel-tables.

- **Warehouse Shop: 19 South King Street (Grade II)**

  Includes: No.19 SOUTH KING STREET. Shop. Late C19 and early C20, altered. Front of sandstone ashlar, rear (to South King Street) of brick (roof concealed). Narrow rectangular plan at right-angles to street, with frontages to both streets. The King Street facade is in Baroque style, 3 storeys and attic, 3 unequal bays; C20 shop front at ground floor. The upper floors have a wide segmental bow in the centre with 5-light windows flanked by narrow rectangular bays with single-light windows, all these windows transomed; enriched bands between floors, modillioned eaves cornice, balustraded parapet to the bow, and large volutes to a pedimented 3-light attic window in the centre (carving in the pediment). The South King Street facade, 2 low storeys with 4 windows at 1st floor, has an original cast-iron shop front with slender shafts and elaborately decorated frieze under a cornice arched over the centre (windows now blacked out); sashed window at 1st floor, cornice, and parapet with central pediment and ball finial.

4.0 Planning Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990

4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides legislative protection for buildings and areas defined as having "***special architectural or historic interest***" over and above that provided by development management.

4.2 Section 66 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, local planning authorities should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.3 Section 72 states that with respect to any buildings or other land in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.4 It is therefore important to consider the importance of the contribution of 25 King Street to the townscape character of the Conservation Area and the impact of the proposed development upon the setting of any heritage assets.

National Planning Policy Framework (NPPF; 2019)

4.5 Section 16 of the NPPF is entitled "*Conserving and enhancing the historic environment"*. The following extracts are of particular relevance:

- Paragraph 189: "***In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."***

- Paragraph 190: "***Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."***

- Paragraph 192: ***"In determining applications, local planning authorities should take account of:***

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness."

- Paragraph 193: "***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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance***."

- Paragraph 194: "***Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification***."

National Planning Practice Guidance (NPPG)

4.6 The NPPG also includes a section entitled "***Conserving and enhancing the historic environment***". It states that **"*What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset*".** It adds that **"*Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance*".** (Paragraph: 018 Reference ID: 18a-018-20190723)

4.7 In relation to the setting of a heritage asset, it states that ***"The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each."*** *(*Paragraph: 013 Reference ID: 18a-013-20190723)

Manchester City Council Core Strategy (2012)

4.8 The following policies from the Manchester Core Strategy are relevant:

- **Policy CC9 (Design and Heritage)**: "*Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments*."

- **Policy EN3 (Heritage): "***Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains*."

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

4.9 Paragraph 11.45 states that the overriding criteria in the guidance is that "***proposals should preserve or enhance the character of the conservation area***" but this "***does not prevent or inhibit creative design***".

5.0 Assessment

Impact upon Conservation Area

5.1 The proposed works to the frontage of the ground floor unit of 25 King Street will enhance the appearance of this vacant unit and will therefore have a positive impact upon the wider St. Ann's Square Conservation Area.

5.2 The Conservation Area was designated due to the high number of buildings of architectural and historic interest. There will be no negative impact upon any views of significance and no harm caused to the significance of the Conservation Area.

5.3 The building itself is not listed and the alterations are relatively minor, with the existing granite surrounding the frontage being retained.

5.4 The new retractable awnings are a common feature within the Conservation Area, including at nearby premises on King Street. The use of fabric awnings was widespread during the late-19th century and early 20th century, with most shops units being fitted with retractable awnings during this period. Their use was largely to reflect sunlight and reduce the temperature within the units during the summer and this continues to be a benefit to this day.

5.5 The proposals are therefore in accordance with the requirements of Policy CC9 and EN3 of the Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon Listed Buildings

5.6 Due to the nature of the proposed works, we do not consider that there will be any impact upon nearby listed buildings and their setting.

5.7 While the building is located close to a number of listed building, it has a neutral contribution in relation to the significance of these heritage assets.

5.8 The proposals include only enhancements to the frontage and will cause no harm caused to the listed buildings and their setting.

5.9 The proposals are therefore in accordance with the requirements of Policy CC9 and EN3 of the Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.0 Conclusion

6.1 This Statement has identified the nearby historic features and their significance and these include the St. Ann's Square Street Conservation Area and several listed buildings.

6.2 The proposed scheme has taken consideration of these designated heritage assets and their significance, and it is concluded that there will be no harm caused as a result.

6.3 The external works are relatively minimal and include a new and improved shop frontage, retractable awning and signage in keeping with the existing design of the building and will have minimal impact upon the wider St. Ann's Square Conservation Area and nearby listed buildings.