

University of Salford MANCHESTER

Heritage Statement

58-66 King Street, Manchester

Client:
Savills (UK) Limited

Technical Report:
Ashley Brogan

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The Centre for Applied Archaeology

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Contents

Summary		1
1.	Introduction	3
2.	Policy Context	4
3.	The Site	6
4.	Historical Development	8
5.	Site Descriptions	19
6.	Characterisation Appraisal	71
7.	Assessing Heritage Significance	75
8.	Setting Assessment	80
9.	Impact Assessment	90
10.	Planning Policy Considerations	93
11.	Conclusion	94
Sources		95
Acknowledgements		98
Appendix 1: Gazetteer Entries		99
Appendix 2: Tables of Criteria		101
Appendix 3: Catalogue of Architectural Features		105
Appendix 3: Figures		125

Summary

Savills are preparing a planning application for the proposed redevelopment of the land at 58-66 King Street in Manchester (centred on NGR SJ 83812 98279). In order to support the application for planning, and listed building consent for 62 King Street, Salford Archaeology was commissioned to undertake a Heritage Statement. This was intended to establish whether and to what extent the proposals would affect the significance of the physical fabric of the listed building as well as the significance of the character of the historic built environment within the context of the application site.

The application site is located within St Ann's Square Conservation Area and contains three buildings: the grade II listed 62 King Street, and 58-60 King Street and 64-66 King Street, which are both non-designated heritage assets. The proposals include the refurbishment and conversion of the former office and retail areas at the upper levels into residential accommodation, with the provision of entrance and ancillary spaces at ground floor. The proposal takes note of the historical nature of the three buildings and aims to retain as far as possible the historical features of the existing buildings.

During the nineteenth century, King Street and the surrounding area became the prominent shopping district of Manchester. The street pattern was laid out in the eighteenth century, however, over the nineteenth century, many of the building were replaced. The buildings within the development area date to the 1870s and 1880s, with the grade II listed building at 62 King Street constructed 1874-1877.

The assessment concludes that the proposed redevelopment will preserve the significance, character and appearance of the listed building. The scheme proposals retain the historic features of the buildings, and interventions into the building fabric have been carefully considered to avoid harm to the building's original features of significance. The proposed development will also provide a viable reuse of the upper floors of the buildings.

The wider landscape, including St Ann's Square Conservation Area and the listed buildings within the conservation area, will not be affected by the proposed development, as the proposals are in keeping with the present character and aesthetic of the district.

The proposed development accords with Manchester City Council's adopted Core Strategy (2012), specifically in respect of conserving and enhancing the distinct historic and heritage features of Manchester's commercial district. The proposed design scheme for the refurbishment of 58-66 King Street reflects the heritage assets of not only the listed building, but also the two adjacent buildings, that retain similar late-Victorian original features. As such, the impact on historic features has been kept to the minimum required to ensure long-term appropriate use for the buildings.

Historic fabric will only be removed where it is unsafe, or on limited areas where new access needs to be cut through original walls, targeted to areas that do not retain any significant architectural features. Where such interventions are to be undertaken, a careful methodology will be implemented to ensure historic information is not lost or compromised.

Following discussions with the Client and Conservation Officer for Manchester City Council, it was agreed that further work should be undertaken within the complex in order to more fully understand the survival of original decorative architectural features. This was of most significance within the central, Grade II Listed central structure, 62 King Street. This work was undertaken between April and June 2021 and the results are included within this report.

The extent of any further historic or archaeological investigation deemed necessary during refurbishment works will be decided by Manchester City Council's conservation team, in consultation with GMAAS. However, it would be reasonable to expect that further historic building recording may be required to carried out following completion of the hard strip, to ascertain whether any further original fabric is revealed during the refurbishment works. This work could build on the work carried out as part of this assessment and should be undertaken to Historic England Level 2/3 standard.

1. Introduction

1.1 Purpose

This Heritage Statement has been prepared in support of an application for planning and listed building consent for the conversion of the upper floors of 58-66 King Street to residential use. The application site is located within St Ann's Square Conservation Area and contains three buildings: the grade II listed 62 King Street, and 58-60 King Street and 64-66 King Street, which are both non-designated heritage assets. The application site (herein referred to as 'the Site') is bounded by King Street to the north, Four Yards to the east, South King Street to the south and 56 King Street to the west.

This Heritage Statement appraises the identified features of the historic built environment within the context of the application site, providing a description of their significance in order to understand the potential impact of the proposals.

1.2 Research Methodology

The principal objective of the Heritage Statement was to examine the history, development and significance of the historic built environment within the Site and its vicinity and through this to assess the impact of the proposed development on that significance.

This was achieved by carrying out desk-based documentary research based on primary and secondary sources, including maps, drawings and reports, as well as visual analysis and professional judgement.

An inspection survey of the Site and surrounding areas was conducted in January 2021. This involved an inspection of the interior and exterior of the buildings within the application area to better assess the age and phasing of the buildings and to identify the extent of survival of original features. The inspection also included a visual assessment of the immediate area surrounding the Site and an analysis of the setting of the designated heritage assets that could be affected by the proposals. A further internal survey was undertaken during the soft strip, in April 2021, in order to further inform on the survival of features of architectural heritage significance. The results are included within this report (Appendix 3).

1.3 The Document

The following presents the relevant policy context regarding the Site and the proposals (Chapter 2), followed by a description of the Site and its surroundings (Chapter 3) and consideration of the historic context in and around the Site (Chapter 4). Chapter 5 includes a description of the heritage assets within the Site and Chapter 6 sets out the characterisation appraisal. Chapter 7 appraises the significance of the identified heritage assets, and Chapter 8 appraises the visual impact of the proposed scheme. The impact of the proposals is presented in chapter 9 and Chapter 10 tests the proposals against the relevant local and national heritage planning policies. Chapter 11 provides a conclusion.

2. Policy Context

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

The Site contains a grade II listed building and is located within 50m of a further nine grade II listed buildings, with several grade I and II* listed buildings located within 100m. The Site is also located within St Ann's Square Conservation Area. Section 66 of the Act requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when considering whether to grant planning permission.

2.2 National Planning Policy Framework

The significance of the heritage resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, February 2019). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets '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' is one.

Section 16 specifically deals with this historic environment (paragraphs 184-202), and local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 189 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, 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 193 states 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 (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.'

Paragraph 196 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use'.

2.3 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027. The heritage strategy is outlined in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Policy EN3 states:

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

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.'

Manchester City Council is advised on proposals affecting listed buildings by their Conservation Team, supported by the Greater Manchester Archaeological Advisory Service (GMAAS) for proposals that could affect non-designated heritage assets.

2.4 Historic England Guidance

In 2015, Historic England released three Good Practice Advice Notes in support of the implementation of national policy and the related guidance in the Planning Policy Guidance (PPG). The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology.

Good Practice Advice Note 2 (*Managing Significance in Decision-Taking in the Historic Environment*) and Good Practice Advice Note 3 (*The Setting of Heritage Assets*) were considered as part of this assessment.

3. The Site

3.1 Location

The Site (centred on NGR SJ 83812 98279) is situated on King Street, which lies within Manchester City Centre (Fig. 1). The Site is bounded by King Street to the north, Four Yards to the east, South King Street to the south and 56 King Street to the west (Fig. 2). The Site comprises 58-60, 62 (Grade II Listed) and 64-66 King Street (Plate 1).



Plate 1: Recent aerial shot, showing the Site boundary

The solid geology of the area comprises the Chester Sandstone Formation, which is overlain by glaciofluvial deposits of sand and gravel (British Geology Society).

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester and Salford (Countryside Commission 1998, 125). The Site area occupies relatively flat ground at a height of 50m above Ordnance Datum.

3.2 Designations within the area of analysis

The Site contains the Grade II listed building 62 King Street (Table 1) and is located within St Ann's Square Conservation Area. The Site does not contain any Scheduled Monuments, or Registered Parks and Gardens.

List entry	Description	Grade	NGR
1219154	62 King Street	II	SJ 83812 98279

Table 1: Summary of listed buildings within the Site

There are nine grade II listed buildings within 50m of the Site (Table 2).

List entry	Designation	Name	Gazetteer Entry Number (Appendix 1 and Fig. 9)
1282986	Grade II	54 and 56 King Street	5
1209494	Grade II	Eagle House	6
1270675	Grade II	41 South King Street	7
1291607	Grade II	33 King Street	8
1197938	Grade II	48 King Street	9
1282985	Grade II	35 and 37 King Street and attached railings	10
1197767	Grade II	54 Cross Street, Chop House Public House	11
1197939	Grade II	74 King Street	12
1197936	Grade II	Old Exchange	13

Table 2: Summary of designated heritage assets within a 50m radius of the Site

4. Historical Development

4.1 Introduction

In order to understand the heritage significance of the subject site, within the surrounding historic environment, it is first necessary to understand its historical development of the area. This section of the report analyses and interprets historic maps and primary and secondary information to provide an evidence base for the analysis of significance.

4.2 Historical Setting

During the eighteenth century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the burgeoning town of Manchester at its heart (Williams with Farnie 1992, 3). By the 1780s, the national demand for textiles and concomitant mill building transformed Manchester into a centre of the factory-based cotton-manufacturing industry (Baines 1835). The industrialisation of Manchester was greatly facilitated by an expansion of the region's waterways and the introduction of the canal network, which provided an efficient means of transporting bulk loads of goods. This crystallised with an Act of Parliament that made the rivers Mersey and Irwell navigable from Warrington to Manchester, opening up trade to Manchester and Salford from the expanding port of Liverpool.

The Site is located within the commercial district of Manchester, which comprised numerous shops, hotels, public houses and warehouses. Warehouses, particularly textile warehouses, add to the distinctive streetscape of the city centre. The warehouses were built in large quantities following 1825, as the cotton industry led to the requirement for more storage. The warehouses are therefore intimately connected with Manchester's past as 'Cottonopolis': the centre of the manufacturing and selling of cotton goods. The commercial district of Manchester has a large concentration of warehouses dating to the Industrial Period, and it is claimed that "the streets of the commercial quarter of Manchester are as distinctive as are those of governmental London" (English Heritage 2002, 1).

Traders could be divided into two broad categories: those who dealt with local trade, and those who dealt with exports. Home-trade merchants and manufacturers often built large and architecturally impressive warehouses for use as wholesale showrooms. The floors of a warehouse would be divided into departments, each specialising in certain types of goods. Lower floors were used for the heavier goods, whilst less heavy goods and goods requiring better light for inspection were kept on upper floors. Buyers could inspect the goods across the departments and place orders. Bought goods were then sent by a hoist to the packing room, checked and dispatched (*op. cit.* 20-21).

Deansgate, as a central street in Manchester, allowed goods to be transported through the town. The street also had good connections to the River Irwell and to the railway lines and canals to the south (*op. cit. 9)*. Many warehouses were built within the commercial district alongside shops and had their own showrooms. Warehouses along Deansgate, and along the adjacent streets, were often shared between several businesses. This was certainly true at King Street.

Plans for the construction of St Ann's Church were underway in 1708, which also included a space of 30 yards wide to be reserved for a fair. This space became St Ann's Square, named

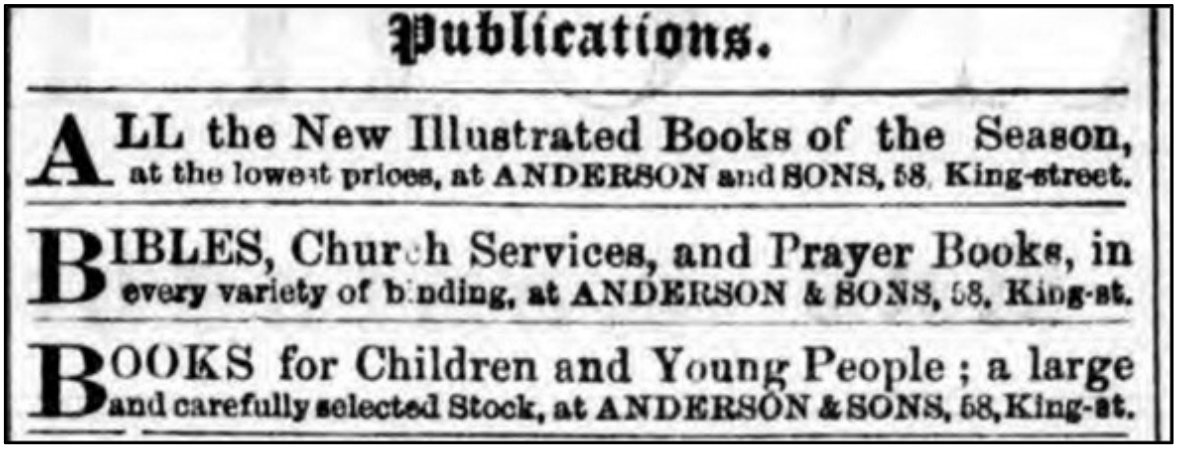
after both the reigning monarch and Lady Ann Bland, the lord of the manor and patron of the church. The church was consecrated in 1712 and the square was used for numerous activities and served as the principal place for hiring servants. King Street is located to the south of St Ann's Church and was already a well-developed area in the eighteenth century, with numerous shops and houses located along the street. South King Street was formerly known as Back King Street and is labelled on Green's map of 1787-1794 as such. Four Yards is also shown on Green's map (Plate 2).



Plate 2: Green's map of 1787-1794

During the eighteenth and early-nineteenth centuries, mansions and large dwelling houses mainly lined King Street. Over the course of the early-nineteenth century, these buildings were replaced by those of commercial uses, such as offices, warehouses and shops. An advertisement dated to September 1808 listed the sale of a substantial dwelling house located at 62 King Street. The house comprised a large dwelling house fronting King Street, a warehouse and a small dwelling house in Back King Street (*Manchester Mercury* 06 September 1808).

By the mid-nineteenth century, King Street had emerged as the centre of an emerging banking and finance industry. Many of the buildings of King Street were highly decorative and comprised multiple storeys, with shops often located on the ground floor and offices and warehouses above. Slater's directory of 1850 gives an insight into the shops and businesses occupying King Street during this period. At 58 King Street was Thomas Anderson & Sons, who were popular book sellers and stationers. Anderson & Sons often had advertisements in local newspapers to promote the various book collections available to customers (Plate 3). Three businesses were recorded on the directory at 60 King Street: a jeweller, architect firm and tailer and draper. Edwin Hodgson, an iron monger, occupied 62 King Street in 1850 and at 64 King Street was John Wilson, an upholsterer.



Publications.

ALL the New Illustrated Books of the Season, at the lowest prices, at ANDERSON and SONS, 58, King-street.

BIBLES, Church Services, and Prayer Books, in every variety of binding, at ANDERSON & SONS, 58, King-st.

BOOKS for Children and Young People; a large and carefully selected Stock, at ANDERSON & SONS, 58, King-st.

Plate 3: Anderson & Sons advertisements, Manchester Courier and Lancashire General Advertiser 18 December 1858

The Ordnance Survey town plan of 1851 shows 58-66 King Street and 47-53 Back King Street (Plate 4; Fig. 3). Of the buildings shown on the plan, 62 King Street and 51-53 South King Street had the largest footprints, with street frontages approximately twice the width of adjacent properties. The inclusion of cellar lights on the plan show that the mid-nineteenth century buildings at 58 to 66 King Street were cellared. The building at 47 South King Street (formerly Back King Street) had a comparatively small footprint as much of the plot was taken up by a yard. 58 and 60 King Street also had yards to the rear, which could be accessed via a passage from South King Street.



Plate 4: Site boundary superimposed onto the Ordnance Survey map of 1851

During the 1870s and 1880s, the buildings within the Site underwent redevelopment. The first of these was 62 King Street, which was rebuilt in 1877 by architects Pennington and Bridgen.

Pennington & Bridgen's practice began in 1859 when architect Nathan Glossop Pennington formed a partnership with Thomas Edward Bridgen in Manchester. Over the following decades, the company expanded and opened branch offices in Liverpool and London. The architects were responsible for numerous projects across Liverpool, London and Manchester, including Queens Chambers at John Dalton Street and Ancoats Hospital in Manchester (Manchester Victorian Architects – Pennington and Bridgen). The partnership between Pennington and Bridgen was dissolved in 1894 (*London Gazette* 3 July 1894).

The newly built 62 King Street was included in Volume 35 of *The Builder*, published in 1877. The article included an illustration of the construction (Plate 5) and a description, which read:

"Street Architecture, Manchester – The shop-front, no. 62 King Street, Manchester, which we illustrate in our present number, is now nearly completed, under the superintendence of Messrs Pennington & Bridgen, architects. The building has a frontage of 24ft to King Street, and is a parallelogram on plan, extending backwards to South King Street (where is has a front of a more simple character) – a depth of 76 ft. A well-hole for light is formed through the floors, in the centre of the block.

The architecture is of almost Flamboyant character, and a large fleur-de-lys is introduced in the lines of the tracery of the gable-window.

The whole of the ground-floor is executed in polished red Shap granite, and the centre portion of the composition projects boldly therefrom on a curved line flanked by angle-shafts, which run through the eaves cornice, forming a gable with pinnacles. The eaves cornice, angle-shafts, pinnacles, and coping to gable are executed in red Mansfield stone, and the roofs covered with deep-red plain tiles, which contrast with the Bath stone of the structure, and give an agreeable warmth of colour to the façade, which has an east aspect. The heads of the windows are filled with lead lights, the lower portions with plate glass. The arms of Manchester and Salford are carved on shields in the panels over the second-floor outer windows.

The ground-floor will be occupied as a shop and ware-rooms by Messrs. Anderson & Co., stationers, and the upper floors will be let as offices.

Mr Southern, of Salford, has carried out the work in a manner satisfactory to the architects."

(The Builder, vol. 35, 1877, pp. 374)

The illustration shows the name Wilson over the door of 64 King Street, J. Smith Co. at 62 King Street and Sepen (Siepen) at 60 King Street. The name Wilson at 64 King Street likely refers to Henry Wilson, a cabinet maker, listed at 64 King Street on Slater's directory of 1879. Slater's directory of 1850 had listed a John Wilson, upholsterer, at 64 King Street, which may indicate the continued occupation of the premises by the Wilson family. J. Smith Co., shown at 62 King Street, likely refers to Joseph J. Smith, a barrister, listed at 62 King Street on Slater's directory of 1879. 'Sepen' likely refers to Messrs Siepen & Son, who were included in an advertisement for the sale of 58 and 69 King Street in 1876 (*Manchester Courier and Lancashire General Advertiser* 26 April 1876).



Plate 5: 62 King Street, Messrs Pennington & Bridgen, architects (The Builder, vol. 35, April 1877, pp. 374)

The illustration from *The Builder* includes views of 64 and 60 King Street prior to their demolition. 58 and 60 King Street were demolished shortly after 62 King Street was built, as evidenced by an advertisement published in June 1877. The advertisement promoted the

auction of building materials from 58 and 60 King Street, including floorboards, joists, chimney pieces and roof timbers (Plate 6; *Manchester Courier and Lancashire General Advertiser* 30 June 1877). The following month, a reprinting of the advertisement added that the buildings being demolished included 58 and 60 King Street and the back premises at south King Street (*Manchester Courier and Lancashire General Advertiser* 28 July 1877).

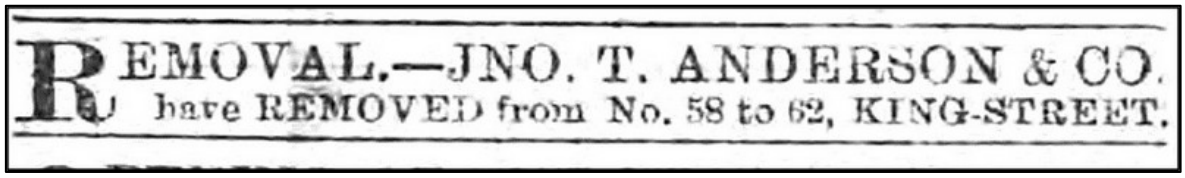


Sale of Valuable Building Materials.

MESSRS. WILLIAM WILSON & SON respectfully announce that they have been instructed to SELL BY AUCTION, on Monday, the 9th of July, 1877, commencing at eleven o'clock, the Whole of the Valuable BUILDING MATERIALS comprised in the Shops and Offices, situate and Nos. 58 and 60 in King-street, in the city of Manchester, consisting of excellent shop fronts, with plate-glass and shutters complete; glazed sashes, with plate-glass stand sheets; panel and batten doors, cupboards, stairs, fire grates and chimney-pieces; flooring boards and joists, flags, slates, and roofing timbers; excellent bricks and many miscellaneous effects.—Catalogues and further particulars may be had by applying at the Auctioneers' offices, 73, Princess-street, Manchester.

Plate 6: Sale of building materials from 58-60 King Street, Manchester Courier and Lancashire General Advertiser 30 June 1877

Shortly after the advertisement for the sale of the building materials of 58-60 King Street, Anderson relocated his bookstore to the adjacent newly-built property at 62 King Street, indicating that the present 62 King Street was complete by August 1877 (Plate 7; *Manchester Courier and Lancashire General Advertiser* 16 August 1877).



REMOVAL.—JNO. T. ANDERSON & CO. have REMOVED from No. 58 to 62, KING-STREET.

Plate 7: Relocation of Anderson & Co., Manchester Courier and Lancashire General Advertiser 16 August 1877

Slater's directory of 1879 listed 62 King Street as the Selden Chambers, which were said to be occupied by Dr Thorburn, Joseph J. Smith (barrister) and Francis Hampson (solicitor). The Selden Chambers were also listed as the building located at 51 and 53 South King Street. The directory also listed John Anderson at 60 King Street, which was likely a mistake, as Anderson left 60 King Street in 1877 and relocated to 62 King Street, were he remained into the 1880s.

In November 1879, the new building at 58-60 King Street was complete and ready for occupants to move their businesses into the premises. Harrison & Co., wedding cake makers, moved from 142 Deansgate to their new premises at 60 King Street and 47 South King Street in November 1879 and opened for business on the 25th November 1879 (*Manchester Evening News* 20 November 1879).

In 1883, the directors of the Manchester Diocesan Building Company selected plans for a new block of diocesan buildings in Manchester. The chosen site was located at King Street and South King Street and the plans included a four-storey building and cellar, which was designed by architects Horton & Bridgford. The proposed plans published in the Manchester Evening News in 1883 stated that the first floor was intended as a suite of Diocesan Chambers, whilst the second floor would be occupied by the Diocesan Board of Finance, Church Building Society, Board of Education and a large room for meetings held by the various diocesan organisations (*Manchester Guardian* 23 May 1883).

Building work was underway for the new Diocesan Chambers in November 1883, however, disputes over party walls shared between 64 King Street and the new chambers and the stability of the building caused some delay. The matter was reported in an article in the *Manchester Courier and Lancashire General Advertiser*, which stated that the matter would be settled between the architects of the buildings, who would have to build sections to prevent collapse (*Manchester Courier and Lancashire General Advertiser* 03 November 1883).

In September 1884, the new Diocesan Chambers at King Street were completed. The announcement of the new buildings was published in the *Manchester Courier and Lancashire General Advertiser:*

"The New Diocesan Chambers.

The new diocesan buildings which are being erected in King Street, in this city, are now so near completion that, as stated a day or two ago, that date of opening has been fixed for the 30th inst., when it is expected that the Bishop of Manchester will perform the ceremony, so far as relates to that portion of the structure which is to be devoted exclusively to diocesan purposes. The buildings, which are from plan prepared by Messrs. Horton and Bridgford, architects, Copper Street, form a handsome block, and have frontages to King Street, to Four Yards and South King Street. The ground floor is arranged for shops, and the upper storeys as offices, the latter having the entrance from South King Street. The style of architecture adopted is late Gothic, the exterior facing being in terracotta brickwork and stone. The roofs are finished with pointed gables. The aim of the architects has been to maintain a simple, unostentatious character throughout. In the original design an oriel window, carried through the one and two pairs of floors of the King Street front, was planned, but for some reason this great improvement to the design, and consequently to the street architecture, was not approved by the City Improvement Committee, and had to be omitted. The Chambers appear to be well adapted for their object, and will undoubtedly, from the fact that they will bring together the various diocesan offices in the city, prove a great advantage. The contractors for the work were Messrs. Cordingley and Stopford, of Manchester."

(*Manchester Courier and Lancashire General Advertiser* 12 September 1884)

By the 1890s, the buildings within the Site had been reconstructed. The 1891 OS map shows the footprints of these buildings which, at 58-62 King Street, extended through South King Street (Plate 8; Fig. 4). 64 King Street had a much smaller floor plan and was adjoined to the east and south by the new Diocesan Chambers, located at 66 King street and 51-53 South King Street. The buildings are shown to be cellared.

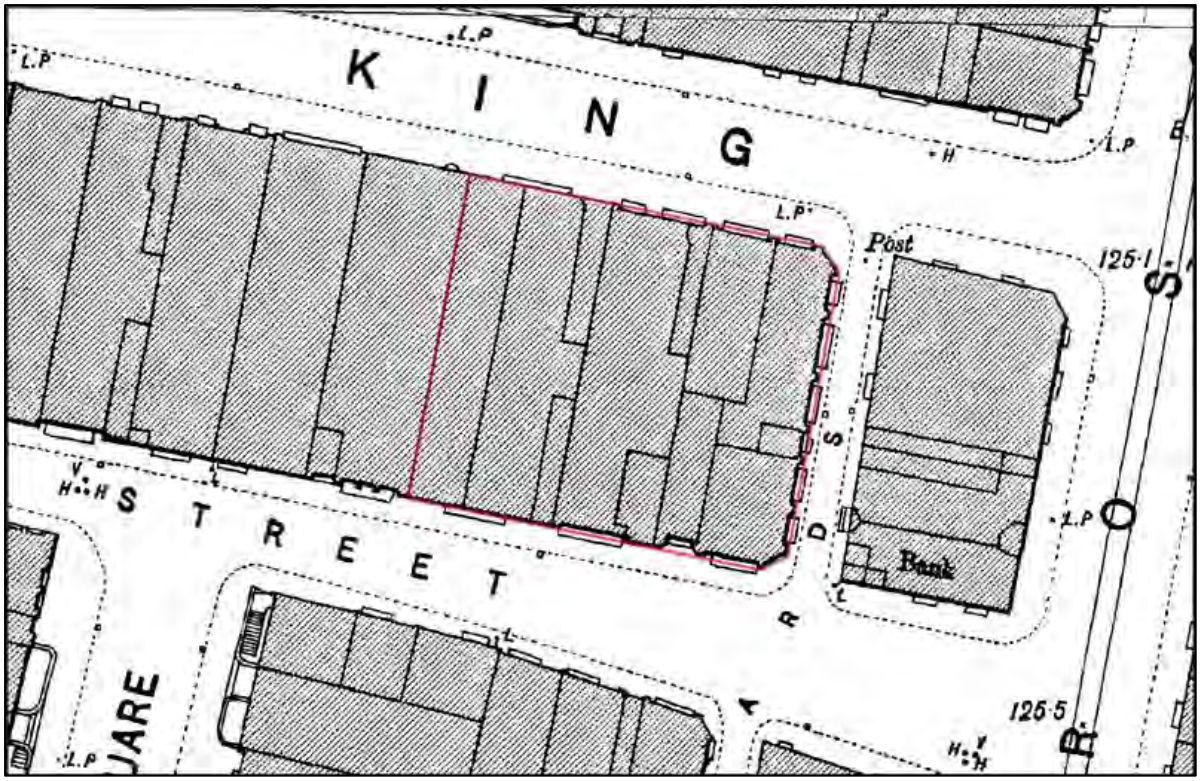


Plate 8: Site boundary superimposed onto the Ordnance Survey map of 1891

Photographs taken in the early-twentieth century show the eastern elevation of the Diocesan Chambers at Four Yards (Plates 9 and 10). The shop windows are visible, along with the entrance to the ground floor.



Plate 9: Four Yards, looking north from South King Street towards King Street, July 1902



Plate 10: Four Yards, looking south from King Street towards South King Street, July 1902

The 1908 OS map shows 64 and 66 King Street as one complex, possibly indicating the buildings had been merged by this date (Plate 11; Fig. 5).

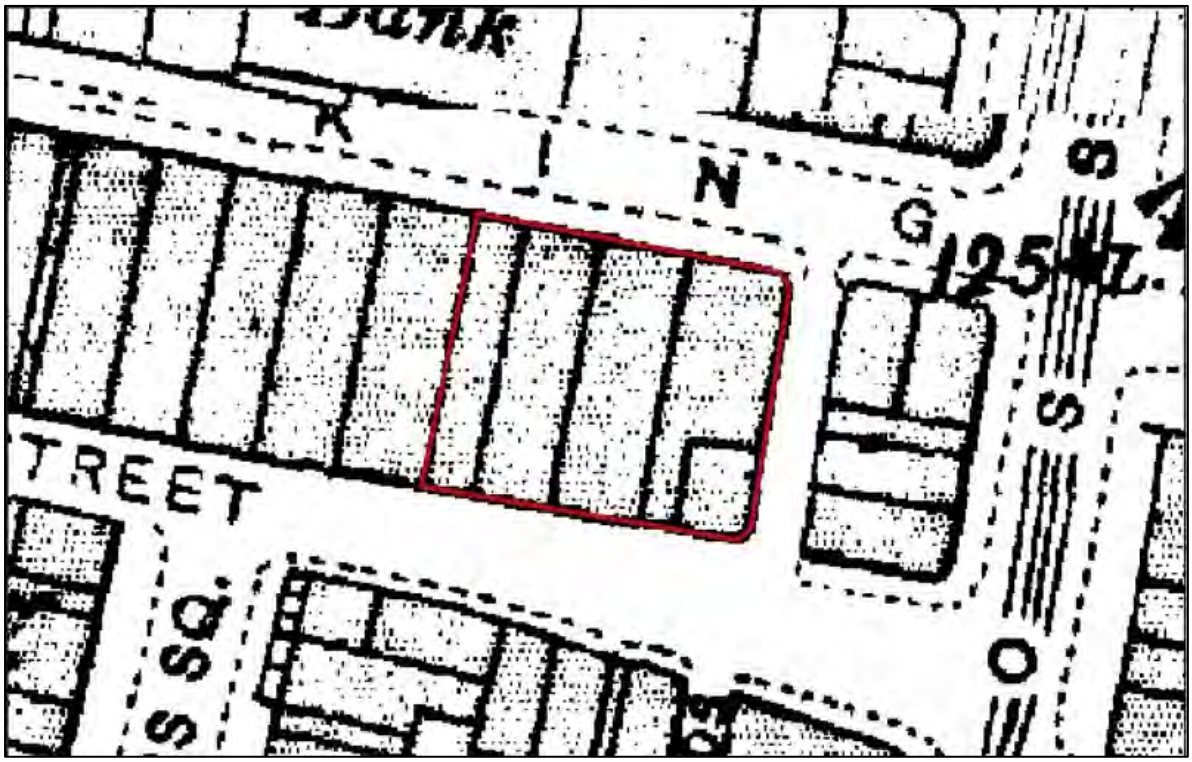


Plate 11: Site boundary superimposed onto the Ordnance Survey map of 1908

Throughout the end of the nineteenth century and the twentieth century, similar businesses occupied the offices and shops of King Street and South King Street. Slater's directory of 1911 shows some continuation, with Harrison & Co.'s confectioners still occupying 60 King Street. The offices above the confectioners were occupied by numerous individuals, including solicitors, barristers, artists, architects, a chiropodist and the Azed School of Modern Languages. Similarly, 62 King Street had numerous businesses listed at the address on Slater's 1911 directory. These included A & S Walker Limited (stationers), a decorator, dentists, solicitors, an accountant and brewers' agent. The ground floor of 64-66 King Street was occupied by Scown & Newling, ladies' outfitters, and 53 South King Street was occupied by J. Alker & Co., estate agents.

Slater's directory of 1911 also lists the various groups and professionals located within the Diocesan Chambers, situated 51 South King Street (Plate 12):

51 Diocesan chambers:
Diocesan Church Building & Endowment Society (Rev. J. F. W. Drury, general sec)
Manchester Diocesan Education Society (Rev. J. F. W. Drury, general sec)
Diocesan Home Mission Society, Rev. J. F. W. Drury, general sec
Church Schools' Emergency League
Board of Finance, Edward S. Chesney, sec
Diocesan Registry Office for Marriage Licenses, E. P. Charlewood, registrar
Diocesan Surveyor's Office (R. Bassnett Preston, surveyor for the Manchester archdeaconry)
Bishop's Fund for Manchester & Salford (John Robinson, sec)
Charlewood Edwd.P. soltr. & notary
Chesney Edwd. S. solicitor & notary
Smith Philip Vernon M.A., LL.D. barrstr. & chancellor of the diocese
Preston R. Bassnett, architect & diocesan surveyor for Manchester archdeaconry

Plate 12: 51 South King Street, Slater 1911

The 1948 and 1970 OS maps (Plates 13 and 14; Figs 7 and 8) show the numbered buildings of King Street and South King Street. A dividing wall is shown separating 64 King Street from 51-53 South King Street. The 1970 OS map shows the corner of what would have been 66 King Street missing, possibly indicating some redevelopment of the ground floor of the shop during this period.

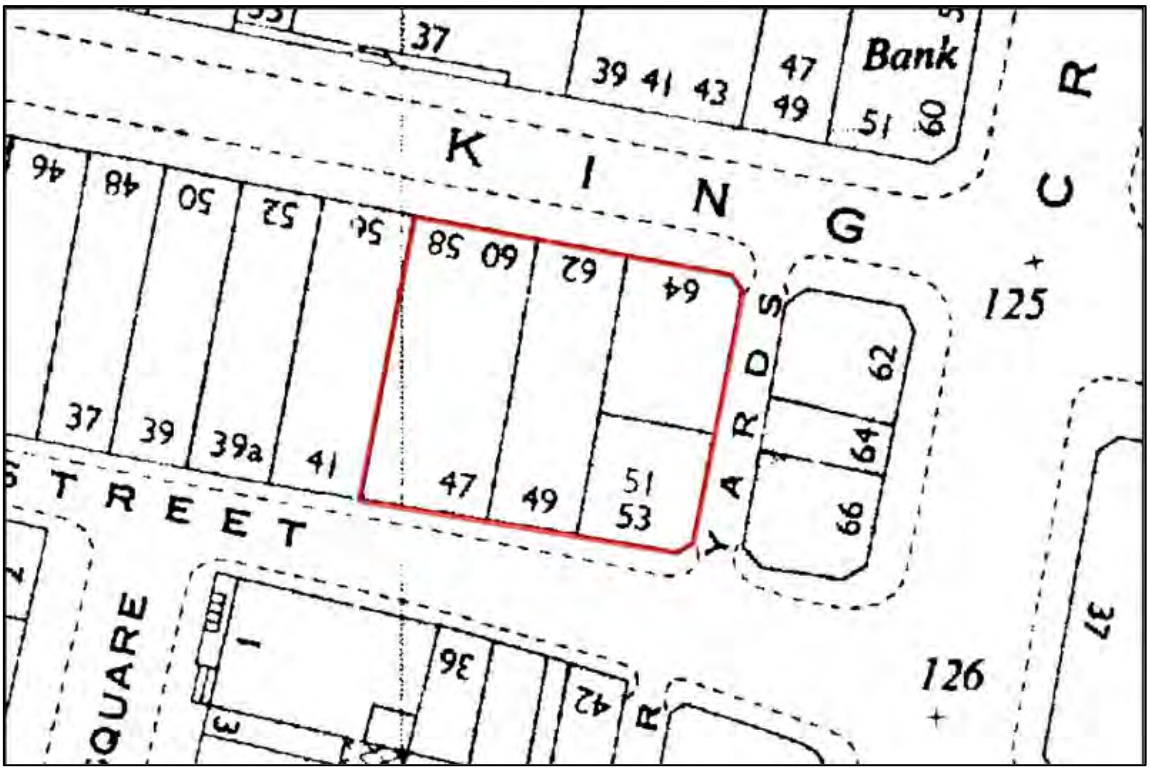


Plate 13: Site boundary superimposed onto the Ordnance Survey map of 1948

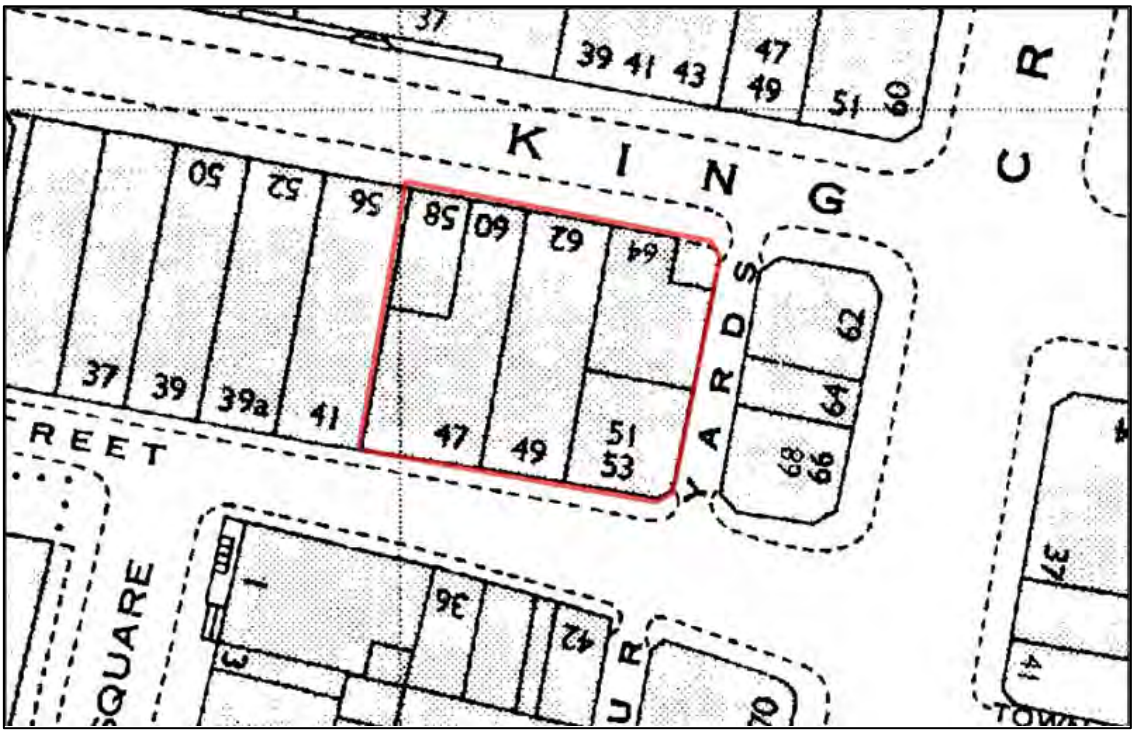


Plate 14: Site boundary superimposed onto the Ordnance Survey map of 1970

5. Site Description

5.1 Introduction

The extant site plot comprises three structures, fronting both King Street and South King Street. The eastern most property (66 King Street and 53 South King Street) also fronts onto a narrow alleyway, Four Yards. The block is typical of King Street, in the commercial centre of the city, an area of fine buildings erected during the large-scale development of Manchester, which began in the late-eighteenth century. As with much of the surrounding area, the properties within the application site represent late-nineteenth century rebuilds of earlier large houses, creating modern shops with offices above, in keeping with the latest architectural fashions of the time. The three buildings within the application site form part of a much larger terrace of buildings, generally fronting both King Street and South King Street, all built as individual premises of typically three or four bays width, and of three to five storeys in height (Plate 15). The western most of the three buildings comprises the addresses of 58-60 King Street and 47 South King Street; the central structure, which is grade II listed, comprises 62 King Street and 49 South King Street; the eastern most building comprises 64-66 King Street and 51-53 South King Street (Fig. 7; Plates 16 and 17).



Plate 15: Recent aerial view looking south across King Street, showing the large variety of building styles and the relatively narrow plot widths. The study area is highlighted in red



Plate 16: Frontage of 58-66 King Street



Plate 17: Frontage of 47-53 South King Street

5.2 62 King Street (incorporating 49 South King Street)

Exterior: the central building, 62 King Street represents the earliest of the three buildings on Site. It was erected between 1874 and 1877 and replaced what appear to have been two earlier buildings fronting King Street and South King Street shown on the Ordnance Survey map of 1851 (Fig. 3). The three-storey, three bay structure also has an attic within the replacement slate mansard roof, and a basement below, and has a symmetrical façade onto King Street of dressed ashlar stone with painted columns to a projecting central bay. This has a triple window to first through third floors, with the example on the third floor being slightly recessed within a projecting gable above the façade, and having an arched head and geometric tracery in a neo-gothic style, above a false balcony (Plates 18). Tall narrow windows in the outer bay are capped with quatrefoil panels at first floor level, and stone escutcheons above those on the second floor (Plates 19 and 20). The ground floor has an open frontage with marbled surround with cusped mouldings and the settings for two further escutcheons that have been lost, placed inside animal grotesques of an owl (Plate 21) and a dog. The recessed doorway and squared bay windows of the shop have moulded columns and panels, which are almost certainly original, although the glass is probably replaced. Roller shutters were added in the late-twentieth century, but were placed behind the panel above the doorway, which also appears original.

The double-pitched Mansard roof replaced the original, apparently hipped roof with projecting gable (Plate 5), and includes two vertical dormer windows, which whilst in keeping with the general style of the King St Conservation Area, are contemporary with the late-twentieth century roof (Plate 18).



Plate 18: Façade of 62 King Street



Plate 19: Detail of first floor windows, 62 King Street



Plate 20: Detail of projecting gable, with neo-gothic window and false balcony



Plate 21: Detail of missing escutcheon and owl grotesque

The South King Street frontage is much simpler, although the basic layout of a wide central bay with rounded corners to flat windows is carried from the front (Plate 23). The ground floor has a stucco finish, with a wide, open shop frontage flanked on its eastern side by a doorway with pointed-arched skylight above. As with the King Street façade, the shop entrance is recessed between bay window, with more ornate columns and panelling than that to the King St frontage, again probably of original date. The wall face above is in Flemish Bond brickwork, with sandstone dressings, and again has a central gable that projects in front of the mansard roof. This houses a more plane flat-headed three-light window, but has a pointed arched panel above, with a quatrefoil panel set within decorative basket-weave brickwork (Plate 22).



Plate 22: Detail of projecting gable with basket-weave brick infill



Plate 23: Façade of 49 South King Street



Plate 23a: Shop frontage

Interior: the ground floor of the whole building comprises a former children's clothing shop, with its main entrance fronting King Street, but with a secondary entrance on South King Street. All internal partitions have been removed apart from stair-walls to two staircases into the basement (Plate 24). A mezzanine floor has also been inserted, linking the ground and first floors to create an open-plan shop within the whole of the lower two floors in the King Street side of the property (Plate 25). The ornate first-floor window of the King Street frontage retains stained glass in the upper lights, but have modern boxed internal surrounds possibly obscuring earlier decorative fabric.



Plate 24: Internal ground floor of shop in 62 King Street / 49 South King Street, with mezzanine floor



Plate 25: Internal face of decorative first floor window of 62 King Street with plain surround

The 49 South King Street part of the first floor was latterly accessed solely from the upper floors of the buildings either side, demonstrating their conjoinment as offices for their later use. Removal of late partitions and suspended ceiling revealed the cornice to the original two-room layout, complete with blocked fireplaces in each room, with visible, differing surrounds (Plate 26).



Plate 26: First floor of 49 South King Street following soft strip, with retained blocked fireplaces

The second floor level of the building comprised both the King Street and South King Street parts of the building, and had a raised floor level towards both street frontages, with only the central area being the same level as the properties either side, from which access was attained (Plate 27). A riveted, I-section steel beam was inserted at this time, where the wall to the northern part of the building was removed, suggesting a relatively early-twentieth century date for the alteration. Original lath and plaster ceilings have also been removed and replaced with boarding directly onto the floorboards above (Plate 28). The two front rooms on the King Street side had historically been knocked through into a single room, with both fireplaces in the west wall blocked, leaving only an alcove adjacent to the northern chimney breast exposed (Plate 28). The extant skirting boards are continuous across the blocked fireplace, demonstrating that it was either re-positioned, or is of later date. The windows fronting King Street retain stained glass, moulded surrounds to the side windows, and chamfered internal pillars (Plate 29).



Plate 27: Split floor level of second floor of 62 King Street



Plate 28: Blocked fireplaces in west wall, and inserted riveted steel I-section beam



Plate 29: Second floor window fronting King Street

The two original rooms fronting South King Street were slightly smaller, and had also historically been knocked through to form a single space (Plate 30). A brick pier marked the position of the original partition, flanked by alcoves to fireplaces in the west wall, the southern of which retained a decorative surround (Plate 31). Removal of the original lath and plaster ceilings also removed any decorative plasterwork, such as cornices, with original brickwork exposed in the wall faces above (Plate 30). The façade retained its original tilt window lights with relatively plain architraves.



Plate 30: West wall of 49 South King Street with projecting chimney breasts and pier for original partition



Plate 31: Detail of second-floor level fireplace in west wall of 49 South King Street

The third floor comprises the attic space, and again has raised floors either side of a central landing. Both areas have been heavily modernised with plasterboard walls and a galvanised steel roof structure, installed in the late-twentieth century, visible where the suspended ceiling had been removed (Plates 32 to 34). The north elevation retains the original neo-gothic window, flanked by modern high-level pointed windows within the steep pitch of the replacement mansard roof (Plate 32). The southern room has two rows of similar modern pointed windows, flanking a much smaller original pointed gable, again all internally concealed within the rebuilt roof structure (Plate 33). The arched lintel of an earlier window is visible in the west wall above the line of a late suspended ceiling (Plate 34).



Plate 32: North elevation within the roof space of 62 King Street



Plate 33: South elevation within the roof space of 49 South King Street



Plate 34: Detail of possible window lintel in north wall of 49 South King Street

The basement below the shop has straight stairs from both 62 King Street and 49 South King Street. Several modern partitions are in evidence, and the space was still largely fitted for shop stock, obscuring much of the detail (Plate 35), however several cast-iron columns were observed (Plate 36), presumably carrying internal walls above.



Plate 35: Cellar of 62 King Street, with stock racking and shuttered column



Plate 36: Detail of column capitol, carrying cast-iron beam

5.3 58-60 King Street (incorporating 47 South King Street)

Exterior: the western of the three buildings within the application area was erected shortly after the completion of 62 King Street, in 1877. The building is of similar height to the earlier structure to the east, however, comprises four shorter storeys, and a basement, into which there was no access at the time of the survey. The ground floor level of the completed structure was longitudinally divided into two shops at ground floor level (Plates 37 and 38), as depicted on Ordnance Survey mapping up until 1922 (Figs 4-6), giving it the addresses of 58 and 60 King Street. The two parts of the South King Street frontage appear to have been under common usage from a relatively early period, with the address being only that of the eastern part, 47 South King Street, with the numbers 43 and 45 having become redundant by 1948 (Fig. 7).



Plate 37: Shop frontages of 58/60 King Street



Plate 38: Façade of 58/60 King Street

The relatively plain frontage of 58 King Street retains timber panelling below the windows and to the side of an offset doorway, which are probably original (Plate 37). The shop frontage of 60 King Street is more ornate, and recessed slightly, with the wall above carried on two plain iron columns that flank the central doorway (Plate 37).

The three upper floors are of painted stucco, giving an impression of ashlar stonework, with large triple windows to both bays having mullions with painted triglyphs giving the appearance of classical columns at first and second floor level, with those of the first floor being capped by a central triangular pediment (Plate 39). The second floor is topped by a large entablature, with the diminished third floor being relatively plain above (Plate 40). Two neo-classical dormers with triangular pediments project from the mansard roof, placed slightly behind the parapet.



Plate 39: Detail of first and second floors of 58/60 King Street facade



Plate 40: Detail of upper floors of 58/60 King Street facade

Unlike the earlier building to the east, the façade of 47 South King Street matches that on the larger street to the north above the shop frontages (Plate 41). Although more heavily altered, the shop frontage retains a continuous cornice across what was latterly two shops, and what appears to be the original entrance at the eastern side, retaining decorative timber panelling within the reveal (Plate 42).



Plate 41: Façade of 47South King Street



Plate 42: Shop frontage of 47 South King Street

Interior: no access was afforded into either the internal ground floor or the basement of the building at the time of the survey. The King Street frontage of the first floor forms part of the adjacent children's clothing store, with a wide opening having been inserted at the northern end of the dividing wall. The room is heavily modernised, with shop fittings and a shuttered column on the line of an original dividing wall (Plate 43), although retains an original cornice and panelling around the vertical sash windows, which appear to represent original features (Plate 44). Fireplaces almost certainly survive within both side walls, however were blocked, and covered either by render, or the modern shop fittings.



Plate 43: Remodelled first floor of 58/60 King Street



Plate 44: Original window surrounds and panelling, first floor, 58/60 King Street

The central bay of the building is of only half the width of the building above ground-floor level, comprising a square stairwell on the eastern side, lit by a rectangular open space to the west. The staircase almost certainly represents an insertion, added when the upper floors were conjoined into a single suite of interlinked offices. The staircase comprises a wide, open newel, quarter-turn slender stair, with decorated closed strings, turned balusters and handrail, and neo-classical squared newel posts (Plates 45 to 48). Two slender iron columns are in evidence within the open newel, carrying the roof purling from the ground floor ceiling beam (Plate 46). A further straight stair affords access from the first-floor landing down to the ground floor, and represents the remodelled original stairwell, with an extant arch above its entrance from the first floor landing continuing across the partition to the later stairwell and across the doorway into the first-floor of 47 South King Street (Plate 48), suggesting either a dog-legged stair or narrow open newel staircase within the original construction.



Plate 45: Staircase within 58/60 King Street, with open outside space to right



Plate 46: Staircase within 58/60 King Street, with columns placed within open newel

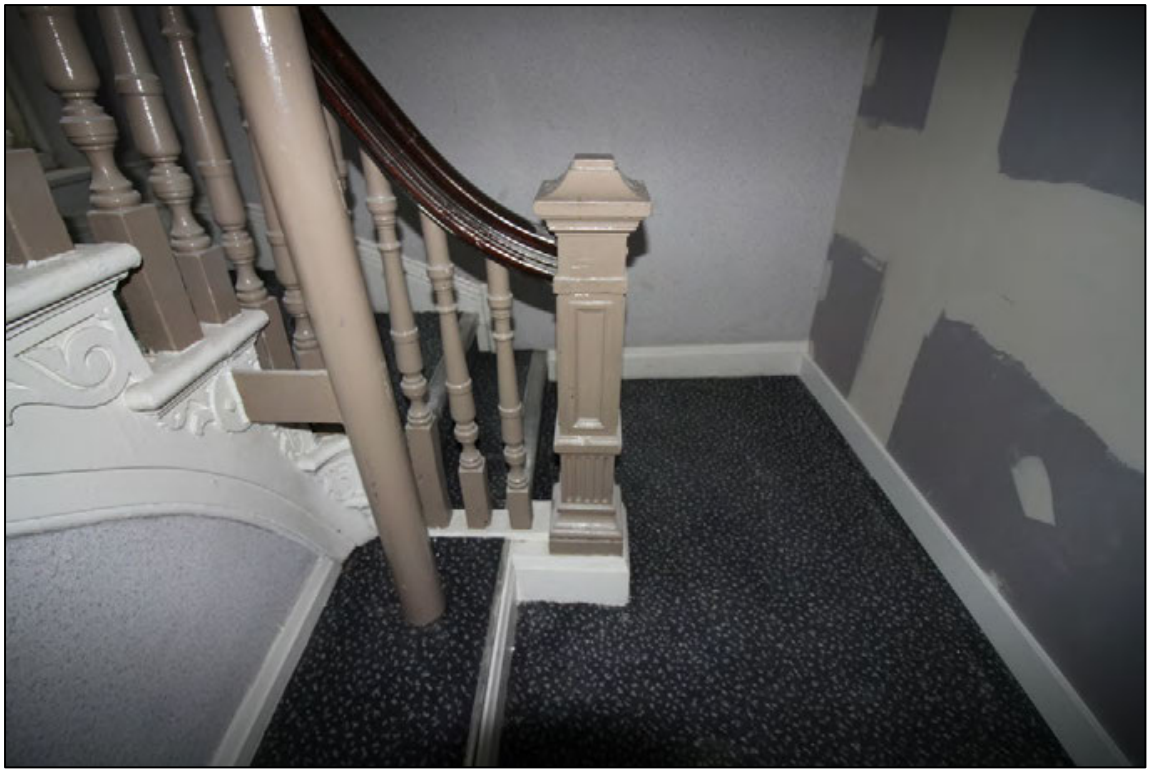


Plate 47: Detail of newel post, balusters, and decoration to string of stairs



Plate 48: Arch above entrance to original stair from first-floor landing of 47 South King Street

It is unclear whether the external light well to the west of the stairwell formed part of the original construction, but it was heavily remodelled in the late-twentieth century, with the insertion of timber glazing bands to each landing of the staircase, and to all floors of the rooms to either side (Plate 48a).



Plate 48a: Remodelled glazing to the light well adjacent to the stairs (left)

Late partitions have been removed from the remainder of the building, leaving single rooms to both the King Street and South King Street frontages (Plate 49). This had exposed vertical double-webbed, box-section columns, of cast-iron construction (Plates 50 to 52), which run the full height of the building, however which would have been concealed within the original party walls that would have run transversely across the building. The west wall retains two chimney breasts that would have housed fireplaces to the two offices, with a further fireplace in the southern part of the east wall, to the south of the staircase to the floor below. The south wall retained the original window frames, architrave and timber panelling below both windows (Plate 53), although secondary internal glazing had been added at a relatively early date.



Plate 49: Offices above 47 South King Street following soft strip, revealing cast-iron stanchion and blocked fireplaces in west wall



Plate 50: Cast-iron stanchion and blocked fireplace and stair wall against east elevation



Plate 51: Detail of cast-iron column head plate



Plate 52: detail of cast-iron column foot



Plate 53: Original architrave and panelling to windows

The arched opening from the second-floor landing to the offices within 58/60 King Street is exposed on the northern side of the doorway into the stairwell and is much shallower than that observed above the straight stair on the floor below. Elements of the lath and plaster ceiling and timber floor joists and planking above were also observed, suggesting a good level of preservation of flooring throughout the building. The cast-iron stanchion is exposed within the centre of the extant room (Plate 54), with a decorative plaster corbel surviving in the position of the original partition in the west wall (Plate 55). This also retains two extant, matching fire surrounds (Plate 56), whilst the sash windows fronting King Street retain original surrounds and panelling beneath. Similar fireplaces, corbels and window surrounds survive within the offices above 47 South King Street, despite the ceiling have been replaced with modern boarding, and with a matching fireplace at the southern end of the east wall (Plate 57).



Plate 54: Fire surrounds against west wall and cast-iron stanchion revealed after soft strip



Plate 55: Corbel on original partition wall line



Plate 56: Second floor offices above 47 South King Street, with retained fire surrounds

The third floor of 58/60 King Street is similar, although the west wall has a central arched alcove, that would have spanned the original transvers partition wall, carrying the flues to a central chimney stack above (Plate 58). Both fire surrounds are retained in the west wall, with a further similar surround surviving against the northern part of the east wall (Plate 59).

Removal of the original lath and plaster ceiling has also exposed the ceiling beam within the room, demonstrating it to be of similar construction to the vertical stanchions, comprising a double-webbed cast-iron beam, with the flange being clasped by the head of the column (Plate 60). This had been shuttered with lath and plaster, with a beaded cornice also surviving to the ceiling and significant quantities of early, probably original wallpaper adhering to the side and soffit of the shuttered beam (Plate 61). Elements of skirting board survive adjacent to the fireplaces, but has been lost from the majority of all rooms



Plate 57: Retained fireplace in east wall



Plate 58: Retained fireplaces on third floor of 58/60 King Street, with alcove formed by flues



Plate 59: Fireplace in east wall on third floor of 58/60 King Street



Plate 60: Detail of joint between column and iron ceiling beam



Plate 61: Original wallpaper on ceiling beam shuttering, third floor of 58/60 King Street

The offices within 47 South King Street are similar to those to the north, with the west wall retaining two fireplaces and the curved alcove for the flues to the chimney stack above. A fire surround also survives within the southern part of the east wall, and had an alcove on its southern side, and a shuttered quadrant in the corner that possibly housed an internal downpipe from the roof (Plate 62). As in the northern room, the ceiling beam is shuttered below ceiling level (Plate 63), and a recent intervention at the column head reveals its attachment to a similar ceiling beam. Traces of different early wallpaper were observed attached to plaster adhering to the vertical stanchion (Plate 64).



Plate 62: Retained fireplaces on third floor of 47 South King Street, with alcove formed by flues



Plate 63: Fireplace in east wall on third floor of 47 South King Street



Plate 64: Original wallpaper on cast-iron stanchion, third floor of 47 King Street

The upper floor of 58/60 King Street have steeply sloping north and south elevations, set within the pitch of the mansard roof (Plate 65). These have projecting dormers housing sash windows that appear original, with a further small round-headed window placed in the west elevation above the roofline of the adjacent building. Fireplaces in both walls have been remodelled however demonstrate that the attics were used as workspace in the original construction. A lath and plaster ceiling are carried on shuttered beams, the cruciform arrangement of which suggests that the shuttering conceals cast-iron beams that are bolted together, rather than timber tie beams and braces. The lower pitch of the mansard roof also appears to be of iron-framed construction.



Plate 65: Attic space above 58/60 King Street

The attic above 47 South King Street forms a separate roof to that fronting King Street, with the stairwell and open space between. It is of similar construction, with the ceiling having been removed, revealing the braced king post trusses of the upper pitch of the mansard roof (Plate 66). The east wall retains a fireplace aperture (Plate 67), however there was no evidence observed within the face of the west wall for a fireplace that would have been almost certainly included within the original layout (Plate 68).

At the head of the stairwell two further columns are placed below a purlin from the landing, and the outer face of the stairwell has been remodelled above the quarter-turn landings to house a glazing band of curved glass, probably inserted in the late-twentieth century (Plate 69).



Plate 66: King post roof truss of mansard roof above 47 South King Street



Plate 67: Attic space above 47 South King Street, with partially blocked hearth



Plate 68: West wall of attic space above 47 South King Street



Plate 69: Landing of stairs in 58/60 King Street, with late glazing band and support columns

5.4 64-66 King Street (incorporating 51/53 South King Street)

Exterior: the eastern structure within the site represents the latest constructed, having been rebuild in 1884, as commemorated in a datestone above its South King Street entrance. It is of similar four-storey height to 58/60 King Street, having lower internal floor heights than the adjacent 62 King Street (Plate 70). The ground floor level of the building is divided into four shops at ground floor level (Plate), as depicted on Ordnance Survey mapping until 1970 (Figs 4-8), with the eastern shops also fronting a narrow passageway.



Plate 70: King Street façade of 64/66 King Street with return along Four Yards

The King Street façade is of ashlar sandstone block to ground and first floor levels, although the ground floor comprises only piers between large windows, and whilst these are all modern, the apertures do not appear to have been altered (Plate 71). The design is neo-classical, with foliate imposts on the piers, which were continuous along the Four Yards eastern frontage, with all have different designs within foliate panels above (Plate 72). The return between King Street and Four Yards has a narrow chamfer, diminished on the upper floors, with the number 66 within an escutcheon flanked by foliage above the doorway. This is internally flanked by slender iron columns, which are probably original, although there was no internal access to the ground floor or basement at the time of the inspection. The remaining original shop infill has been removed and replaced with tall glass panels within a metal frame (Plates 70-73). The floors above have tall slender windows to the two bays, those in the eastern bays being a quartet at first and second-floor level, whilst those in the eastern bay are split into pairs, with the eastern pair wrapped around the angled return into Four Yards. The upper two floors are of machine-made brick, in Flemish bond, with stone dressings, and decorative angled brick pilasters flanking two projecting gables to the third floor (Plate 71). These house pointed windows, with hood moulds more typical of neo-gothic design, but infilled with ashlar panels, rather than the tracery seen in the gable of the adjacent 62 King Street. Raised gables are

also included in the northern two bays of the Four Yards façade, where these could be easily seen from King Street, although they house pairs of the rectangular windows used on the lower floors. The remainder of the Four Yards façade has a flat parapet above third floor level (Plate 71), and is of brick, rather than ashlar stone at first floor level, denoting the lower status of the slightly concealed elevation. The narrow fourth bay of the Four Yards frontage includes a doorway, the surround of which is formed by closer-set piers of similar style to the remainder of the façade. This forms the entrance into a small room shown on the Ordnance Survey map of 1891 (Fig. 4), rather than a shop, but had become redundant, and appeared to be used as a vent for a heating boiler. A modern brick lift shaft projects from the adjacent bay (Plate 73).



Plate 71: Façade of 64/66 King Street



Plate 72: Return of 64/66 King Street into Four Yards



Plate 73: Four Yards frontage, with doorway adjacent to modern lift shaft

The return of the Four Yards façade onto South King Street is similar to that at the north end of the passageway, however the extant entrance into the building has been recessed across the corner, creating an overhang (Plates 74 and 75). The original entrance into 53 South King Street was almost certainly as that of 66 King Street, infilling to the ashlar piers. As with 49 South King Street, the southern frontage of the building is clearly of lower status than its northern façade, with brick continuing to form the facing of the first floor. The third floor string course is raised slightly higher than that of the Four Yards elevation (Plate 76), with the wall above having been rebuilt, almost certainly concurrently with the remodelling of the roof in the late-twentieth or early twenty-first century (Plate 77). However, the eastern bay housed a highly decorative entrance to the offices above, bearing the name of the buildings sponsor, the Diocesan Chambers, flanked by the date AD 1884 (Plate 78). The two storey tower projects slightly from the façade, and is of ashlar sandstone, apart from brick infill within the recessed panel of the first-floor window. This has a decorative hood mould that borders a foliate panel above the flat lintel of the window. The doorway has a shallow segmental head, more similar in style to the textile mills of the period, than either the neo-classical or neo-gothic styles seen elsewhere on the building, but has dentilation containing individual foliate designs set within the arch, and chamfered reveals with foliate imposts. Three granite steps lead to a recessed doorway that has timber louvres above rectangular double doors with inlaid panels with trefoil mouldings, in a neo-gothic style, and almost certainly original.



Plate 74: Decorative panel above entrance to 66 King Street



Plate 75: Recessed modern entrance into 51/53 South King Street



Plate 76: Façade of 51/53 South King Street



Plate 77: Raised string course of South King Street elevation, with rebuilt wall above



Plate 78: Decorative entrance for Diocesan Chambers

Interior: no internal access was afforded to the ground floor level of 64/66 King Street. That of 51/53 South King Street has been heavily remodelled to form a reception area for the offices above. A short curving stair with wrought-iron banister is also late in date, and affords access to a raised landing that would have originally been accessed from a straight stair in the western bay, through the decorative double doorway on South King Street. Original double doors with a large glazed panel above fluted panels retain brass hinges, and afford access to a quarter-turn stair that ran the full height of the building, and had dark timber panelling below the handrail to both sides of the stair (Plate 79). This has been refurbished with new carpet and nosing, however the original treads probably survive beneath. The newel is enclosed to first-floor level, with a Hyatt's floor-light panel set into the newel where it is capped, slightly below the first-floor lending level (Plate 80). The north wall of the stairwell has two large fixed lights to each floor, with columns moulded into the surrounds. These windows provide light to a wide corridor that links the building to the offices within 62 King Street.



Plate 79: Stairwell in 51/53 South King Street

A narrower first-floor landing is aligned longitudinally down the building, linking the stairs to both the transverse corridor, and two rows of offices. Two further rooms are positioned to the south of the stairs, on the Four Yards and King Street frontages. Late partitions have been removed from the southern room, which would originally have been sub-divided into two, along the alignment of the landing to the north, with the position marked by a projecting pier in the south wall, and a shuttered beam above (Plate 81). The eastern part of the room retains its original simple beaded cornice, vertical sash windows and architrave, and panelling below the corner window (Plate 82), whilst the smaller western room retains two stained glass windows (Plate 82).



Plate 80: Hyatt's patent newel light in stairwell



Plate 81: South-eastern room of first floor, with original windows and surrounds, 51/53 South King Street

Three small offices along the eastern side of the corridor retain original windows, architrave and cornice (Plate 83), with the northern of the three also retaining the surround of a blocked fireplace in its northern wall (Plate 84). The room to the north, on the corner of King Street and Four Yards also retains a fireplace, although the room was inaccessible at the time of the inspection. A larger office is positioned at the northern end of the corridor (Plate 85), and retains relatively plain architrave to the large King Street windows, contrasting the extant cornice to the ceiling. The west wall has alcoves to a wide chimney breast, although the feature has been blocked, and the surround removed.



Plate 82: Removed partition to south-west room, and retained stained glass windows, 51/53 South King Street



Plate 83: Extant fire surround, window and door architraves and cornice, first floor, 51/53 South King Street



Plate 84: Blocked fireplace and extant window surround, first floor, 51/53 South King Street



Plate 85: Projecting chimney breast with blocked fireplace in room at north end of corridor, 51/53 South King Street

A kitchen and bathroom have been formed on the western side of the corridor, although these are likely to have formed a single office within the original layout. Despite not being the largest room on the floor, the use of a decorative door surround would suggest that the room was originally of high status (Plate 86).

The layout of the second floor is very similar, although the survival of a much thicker partition wall within the room to the west of the north / south aligned corridor suggests that the room with the decorative door surround was a very small room originally of high status. The south-western room of the second floor retains a fire surround in the wall backing onto the stairwell (Plate 87), with a projecting chimney breast, suggesting that the stair wall on the floor below has been rebuilt, apparent in the fabric of the wall which appeared to comprise a late brick facing. Examination of the shuttered longitudinal ceiling beam that overlays the alignment of an original partition revealed evidence of a rolled steel joist, probably of late-twentieth century date. Access was afforded to the room in the north-east corner of the building at this level, which retains its original window surrounds and cornice, and a blocked fireplace in the south wall (Plate 89).

The southern elevation of the third floor of 51/53 South King Street has been recently rebuilt and carries I-section steel ceiling beams and houses modern uPVC windows (Plate 90). An earlier small two-light sash window survives in the east wall, overlooking Four Yards. The rooms to the east of the corridor also possess remodelled ceilings that appear to have additional steelwork inserted to house a new roof (Plate 91). Fireplaces are retained in the two northern rooms, and are both of similarly ornate cast-iron design (Plates 91 and 92). A similar fireplace was also observed in the west wall of the room at the northern end of the corridor. The room to the east of the corridor is open-plan, as at first-floor level, however is without decoration to the doorway at its southern end.



Plate 86: Decorative door surround on east side of corridor



Plate 87: Fireplace backing onto stairwell, and removed partition wall, 51/53 South King Street



Plate 88: Original windows around return of Four Yards and King Street



Plate 89: Blocked fireplace in chimney breast with extant surround, First floor, 64/66 King Street



Plate 90: Rebuilt south wall at third-floor level, 51/53 South King Street



Plate 91: Inserted ceiling beams and retained fireplace, 64/66 King Street



Plate 92: Decorative fireplace in north-east room of third floor, 64/66 King Street

At attic level, the stairs have a dog-legged landing to a single room to the south, a large remodelled open plan room to the north, and the corridor across roof level of 62 King Street to 58/60 King Street. The very modern roof is visible in all rooms, which has been internally lined and with modern windows inserted into new pointed apertures which reflect those of the original building (Plates 93 to 95).



Plate 93: Landing at top of stairwell, with late roof structure



Plate 94: Northern attic, 64/66 King Street, with modern roof structure above original windows



Plate 95: Inserted windows and modern roof, 51/53 South King Street

The rapid inspection and documentary study have revealed that the three properties within the Site represent well-preserved and important examples of late-nineteenth century mixed retail and office buildings, of a type that were rapidly being built within the business district of Manchester during this period. Such properties replaced large domestic dwellings, and sometimes large businesses such as banks, reflecting the emergence of an affluent middle class with a large disposable income.

6. Characterisation Appraisal

6.1 Introduction

The characterisation appraisal has taken into account various factors relating to the character and distinctiveness of the area surrounding the Site: current and historic uses, materials, open spaces, public realm, important viewpoints within the surrounding conservation areas and the urban grain.

The historic character of Manchester is acknowledged by the designation of several conservation areas, whose buildings and street plan represent the development of the town from the medieval period through to the present day. The evolving character of the town is displayed through the existing street pattern and the scale and functionality of the buildings and structures.

The Site is located within St Ann's Squares Conservations Area. To better understand the potential impact the proposals could have on the conservation area, the character and distinctiveness of the conservation area has been discussed below (Fig. 10).

6.2 St Ann's Square Conservation Area

6.2.1 History

The land of St Ann's Square was formerly known as Acresfield, a name that can be traced back to 1222 when the regent of Henry III granted a licence to Robert Greslet (or Grelly). Grelly was the lord of the manor and requested a licence to hold an annual fair at Acresfield. The fair initially served the farming communities of Lancashire and Cheshire, allowing the trading of cattle, sheep, pigs and horses.

As Manchester expanded during the seventeenth century, pressure for development was placed on Acresfield. In 1708, the Act of Parliament which allowed for St Ann's Church to be constructed also stated that a space must be reserved for the fair. The space became St Ann's Square, named after the reigning monarch and Lady Ann Bland, the lady of the manor and patron of the church. Acresfield served the community for 650 years before being moved in 1820 to Shudehill, and later to Campfield, where it stayed until it was abolished in 1876.

St Ann's Square and along King Street developed into the most fashionable shopping district in Manchester. Many of the buildings along King Street were rebuilt during Queen's Victoria's reign, however, there are some exceptions, such as 35-37 King Street, which represents Manchester's last surviving Georgian mansion in Manchester (built 1736) (https://secure.manchester.gov.uk – St Ann's Conservation Area).

6.2.2 Townscape

St Ann's Square forms the centrepiece of the St Ann's Square Conservation Area, which contains the grade I listed Church of St Ann. The buildings surrounding the square were mostly replaced during the nineteenth century which continued to enclose the square in a satisfactory and coherent manner. Each building has its own unique style and together they create a rich tapestry of built form and an imposing street wall (Plate 96).



Plate 96: St Ann's Square, showing the imposing street wall surrounding the square

This diverse development of unique buildings is also in evidence along King Street, which possesses a rich variety of buildings, being formed from a continuous process of redevelopment, renewal and repair of individual properties since the eighteenth century. Many of the properties on King Street have narrow frontages, which is characteristic of the conservation area. Many of the buildings at street corners have 'acknowledged' corners, usually for entrances, which is characteristic of buildings across Manchester (Plate 97).

Much of the conservation area is pedestrianised, with King Street being the first road in the city centre to be pedestrianised in 1975. Narrow passages between the streets allow for access. The main building material is stone, however, due to the diverse range of styles, a variety of other material has been utilised including brick, stucco, mock-Tudor timber framing and glazed cast-iron framing (Plate 98).

The majority of buildings along King Street have shops at the ground floor. The continuation of this trend is recommended by Manchester City Council to maintain the character of the area. Despite the varying styles of the individual buildings, the existing buildings within the conservation area retain a common unity. This unity is achieved by the tri-partite subdivision of elevations of an overlarge ground floor, a middle portion and a top part, which creates a varied skyline, this varied skyline contributes to the historic character of the area (Plate 99).



Plate 97: Building corner at 51-53 King Street within the St Ann's Square Conservation Area, with entrance



Plate 98: Diverse building styles and materials within the St Ann's Square Conservation Area, looking east along King Street from Deansgate



Plate 99: Buildings of varying skylines along King Street (56-64) within the St Ann's Square Conservation Area

7. Significance of the Heritage Assets

7.1 Introduction

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the *'Principles of Selection for Listing Buildings'* (DCMS 2010) provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

Historic England's criteria outlined in '*Conservation Principles, Policies and Guidance*' which partially overlap with the Statutory Criteria, have also been considered, and encompass the following values which may be attached to place. These are:

Evidential Value – relating to the potential of a place to yield primary evidence about past human activity.

'Evidential value derives from the potential of a place to yield evidence about past human activity' (Conservation Principles, Para 35).

Historical Value – relating to ways in which the present can be connected through a place to past people, events and aspects of life.

'Historical value derives from the way in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.' (op cit, Para 39).

'The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative values.' (op cit, Para 44).

Aesthetic Value – relating to the ways in which people derive sensory and intellectual stimulation from a place.

'Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place' (Conservation Principles, Para 46).

'Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects. Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive' (op cit, Para 47).

'Design values relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. This embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship.' (op cit, Para 48).

Communal Value – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

'Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects.' (op cit, Para 54).

The level of above values ascribed to the buildings, or elements of buildings, have been determined, in order to inform and justify the capacity for change.

High significance relates to those parts or elements of the building deemed to be of particularly special interest. These components are fundamental to the understanding of the architectural design concept, and play a major role in reflecting their evidential, historical, aesthetic, or communal value.

Considerable significance relates to those components of the building deemed to be of special interest. They are important to the understanding of the architectural design concept, and play a considerable role in reflecting the building's evidential, historical, aesthetic, or communal value.

Low significance relates to those components of the building deemed to be of more modest interest. They provide a minor contribution to the understanding of the architectural design concept and a modest role in revealing the building's evidential, historical, aesthetic, or communal value.

No / Detrimental significance relates to features and elements that do not contain any special interest. These can detract from the significance of the building and may have evidence of poor craftsmanship or ad-hoc refurbishments.

7.2 62 King Street and 49 South King Street

7.2.1 Evidential Value

62 King Street was constructed in the 1870s and likely contains a number of obscured original features, which have been blocked and concealed by twentieth century renovations. Many of these hidden features could be revealed during the refurbishment work and may provide information about the building and its layout and development as a shop and warehouse premises in the centre of Manchester's commercial district. Furthermore, the building was constructed on the site of an earlier building. Elements of the earlier building may have been incorporated into the 1870s rebuild and could be revealed during the refurbishment works. Therefore, **62 King Street has considerable evidential value.**

7.2.2 Historical Value

62 King Street is associated with the development of Manchester's shopping district. The building is an example of the work of architects Pennington and Bridgen, who were a well-represented partnership within Manchester during the second half of the nineteenth century. 62 King Street therefore holds **considerable associative historical value.**

62 King Street is also illustrative of a narrow-fronted commercial property within the shopping district of Manchester. The style of the building reflects the diverse and extravagant designs of the nineteenth century, which were often built with regard and respect for the other

buildings. Therefore, 62 King Street may be considered to have **considerable illustrative historical value.**

7.2.3 Aesthetic Value

62 King Street has a highly decorative exterior, particularly along its King Street frontage. In 1877, the building exterior was described as “flamboyant”, with the focus being on the large fleur-de-lys shown in the lines of the tracery of the gable window. **62 King Street therefore has high aesthetic value**

7.2.4 Communal Value

The historic use of 62 King Street did not serve the community and therefore the building is considered to hold **no communal value**.

7.3 Non-designated Heritage Assets within the Site

7.3.1 58-60 King Street (including 47 South King Street)

58-60 King Street holds considerable aesthetic value as a highly decorated late nineteenth-century commercial property. The property is also associated with the historical development of Manchester’s shopping district, and therefore has considerable historical value. As with 62 King Street, 58-60 King Street likely contains original features, which have been blocked and concealed by twentieth century renovations. Furthermore, the building was constructed on the site of an earlier building. Elements of the earlier building may have been incorporated into the late-nineteenth century rebuild.

58-60 King Street therefore has considerable aesthetic value, considerable historical value, and considerable evidential value.

7.3.2 51-53 South King Street

51-53 South King Street includes the entrance to the Diocesan Chambers, which were built in 1884. The buildings therefore have considerable associative historical value. The buildings are highly decorative with an impressive entrance from South King Street. As the former chambers of the diocese, the buildings may be considered to have low communal value. As with other buildings within the Site, 51-53 South King Street likely contains original features, which have been blocked and concealed by twentieth century renovations. Furthermore, the building was constructed on the site of an earlier building. Elements of the earlier building may have been incorporated into the late-nineteenth century rebuild.

51-53 South King Street therefore has considerable aesthetic value, considerable historical value, low communal value and considerable evidential value.

7.3.3 64-66 King Street

64-66 King Street holds considerable aesthetic value as a highly decorated late nineteenth-century commercial property. The property is associated with the historical development of Manchester’s shopping district, and therefore has considerable historical value. 66 King Street was part of the Diocesan Chamber, and therefore holds further historical value and communal value. As with other buildings within the Site, 64-66 King Street likely contains original features, which have been blocked and concealed by twentieth century renovations. Furthermore, the building was constructed on the site of an earlier building. Elements of the earlier building may have been incorporated into the late-nineteenth century rebuild.

64-66 King Street therefore has considerable aesthetic value, considerable historical value, low communal value, and considerable evidential value.

7.4 Designated Heritage Assets outside the Site

The settings of a number of listed buildings that are located in close proximity to the application area could potentially be affected by the proposals. Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

There are nine grade II listed buildings within 50m of the Site (see Appendix 1). The majority of these listed buildings are located within St Ann's Square Conservation Area. The heritage assets are therefore located in areas of historic character and therefore the settings add to the significance of the listed buildings.

7.5 Notes on the building fabric, development and evolution

The rapid inspection and documentary study has revealed that the three properties within the Site represent well-preserved and important examples of late-nineteenth century mixed retail and office buildings of a type that were rapidly being built within the business district of Manchester during this time. Such properties replaced large domestic dwellings, and sometimes large businesses such as banks, reflecting the emergence of an affluent middle class with a large disposable income.

62 King Street was built as an isolated property, replacing an earlier structure sandwiched tightly between two older, smaller buildings. It was intended to have separate shops fronting each street, as evidenced by the inclusion of stairs from each into a basement that would also have been divided. It is probable that a suite of offices, either side of a central landing could be rented on a room or half floor basis to small businesses, probably accessed by short straight stair between floors stacked above those into the cellar in both front and back properties. Given that the flight to the first floor would likely have been position towards the outside of the building from those down into the cellar, they would have been placed relatively close to the street frontage, suggesting that they may well have had separate partitioned entrances directly from the street.

58-60 King Street was constructed almost immediately after the completion of 62 King Street, and again seems to have been intended as an independent structure. Stair positions at ground floor level appear to copy that suggested for 62 King Street, but with evidence at first floor landing level possibly suggesting the staircase was either dog-legged or narrow open newel, rather than straight over on every floor.

Use of box-section cast-iron stanchions and ceiling beams in the construction of 58-60 King Street represents a rare opportunity to examine this method of construction in more detail. The use of iron and latterly steel framing within multi-storeyed structures was developed in the late-eighteenth century for textile mill construction, and is known to have been used in the construction of large urban houses, office blocks, and warehouses from the md-nineteenth century in Manchester. But given that the structural metalwork is usually concealed within walls, or shuttered beneath ceilings, it has rarely been previously recorded. It is currently unclear how the timber trusses of the mansard roof relate to this iron framing.

The erection of 64-66 King Street in 1884 appears to have marked a large-scale change in the use of the upper floors of all three buildings. The use of machine-made brick in the external facades represents another early use of developing technology, with plastic engineering brick only gaining popularity in the final two decades of the nineteenth century. Whilst broadly of neo-gothic style, the slight mixing with neo-classical features was possibly influenced by the styles of both 62 and 58-60 King Street. Architectural detailing within the stairwell and the corridor to the north strongly suggests that a wide corridor leading into 62 King Street formed part of the original design, and that the conjoinment of the office space above the shops within the two buildings was intended at this date. It would appear that 58-60 King Street was added into the office complex at a later date, and involved the insertion of a new large open stairwell into the core of the building. It is unclear whether the western part of the central bay was demolished at this time, or had never been constructed, retaining relict buildings from the more piecemeal layout depicted on the First edition Ordnance Survey map of 1851. It is highly probably that the twin mansard roofs date from this time, and both are visible on an aerial photograph from 1926.

The roof of 62 King Street was also replaced with a wide mansard roof, itself altered subsequently, as was that of 64-66 King Street which represented a very modern replacement, that was accompanied by the partial rebuild of the southern façade at the upper level.

The offices within 62 King Street had a hierarchy, that can be ascribed based on the size of the room and the level of decoration to the fireplaces, whereas those within 58-60 King Street appear more uniform, possibly suggesting use by lower grade staff. Fireplaces in both the west and east walls of 58-60 King Street and 47 South King Street demonstrate that it would have originally included four offices to each side of the staircase, three of which would have been heated, with that adjacent to the landing probably forming a lobby or reception.

Although heavily remodelled to accommodate higher standards of welfare within town offices, especially bathrooms and kitchen areas, most of this involved the insertion of temporary partitions. The hard strip that had been started at the time of the inspection, had brought all the buildings back more toward their original layout. No fabric relating to the original construction of the building had been removed during this process, but some late walls that had been cited in the position of early walls, for example at third-floor level in 47 South King Street, had been removed, allowing inspection of the original method of construction of the building.

8. Setting Assessment

8.1 Introduction

In the previous chapter, the significance of the built heritage within the Site and the significance of the settings of listed buildings within the wider landscape were assessed in relation to the present built environment. The following section is intended to assess the impact of the proposed development on the settings of heritage assets within close proximity to the Site.

These heritage assets have a shared setting and historic character, collectively contributing to the historic character of St Ann's Square Conservation Area. Each designated heritage asset, and many non-designated heritage assets, within the conservation area share many of the same attributes of setting and contribute to the significance of the settings of other heritage assets within the area. The settings most likely to be affected by the proposed development include those of 35 and 37 King Street, Eagle House, 54 and 56 King Street, and 41 South King Street, however, the results of the setting assessment may be applied to many of the listed buildings within the St Ann's Square Conservation Area.

8.2 Assessment of Attributes of Setting

This section of the report assesses attributes related to the setting of the listed buildings within and within close proximity to the Site and St Ann's Square conservation Area. Although there are many listed buildings within close proximity to the Site, only those within view from the Site have been examined individually within the section. Other listed building within the wider townscape contribute to the historic character of St Ann's Conservation Area and are therefore captured within the setting assessment of the conservation area. These listed heritage assets and the conservation area are of **high importance** (see Table 11, *Appendix 2*) in their own right, outside of the contribution made to the significance by the setting. Other attributes of their settings contribute further to their significance, including their relationships to their heritage assets, scale and grain of surrounding streetscape, intentional visibility with other historic features, views across the assets, enclosure and sense of privacy. The sensitivity of these attributes varies depending on the effects of previous change.

8.2.1 Other Heritage Assets

The designated heritage assets within St Ann's Square Conservation Area each contribute to the historic character of the area, and therefore enhance the settings of other heritage assets.

8.2.2 Scale of Surrounding Streetscape

The scale of the surrounding streetscape has some variation, particularly along the skyline, however, the buildings are typically three storeys or more in height and therefore create an imposing street wall. The Site contributes to the streetscape, which is an important attribute of setting for the conservation area and its listed buildings.

8.2.3 Formal Design

Each individual building has its own designed aesthetic, which respects and regards the surrounding character of the area. The individual styles of the buildings adds a fortuitous aesthetic to the streetscape.

8.2.4 Historic Material

The listed buildings comprise various building materials, including brick, stucco, mock-Tudor timber framing and glazed cast-iron framing. These add to the diversity and uniqueness of each building and contribute to a rich tapestry of architectural styles and designs. The buildings within the conservation area developed over a long period of time and therefore the materials represent different trends of the eighteenth, nineteenth and twentieth centuries.

8.2.5 Enclosure

The imposing street wall creates a sense of enclosure, particularly around St Ann's Square. This sense of enclosure adds to the character of the conservation area and its listed buildings.

8.2.6 Surrounding Townscape Character

The character of the townscape is an important attribute of the settings of the listed buildings within St Ann's Square Conservation Area. The Site is located within the shopping district of Manchester, which developed throughout the eighteenth and nineteenth centuries. The present townscape reflects this development and the character of the commercial district is therefore distinct and significantly contributes to the setting of the heritage assets within the conservation area.

8.2.7 Busyness

The Site and the surrounding area is a busy area, due to its location within the shopping district of Manchester city centre. This busy characteristic is a long-established trait that reflects the history of the commercial area. The (normally) bustling nature of the conservation area at street level therefore adds to the character and setting of the heritage assets.

8.3 Summary of Attributes of Setting

The heritage assets within the conservation area together contribute to a historic townscape with an imposing street wall of unique and impressive buildings. The attributes discussed are therefore significant to the settings of the listed buildings located within close proximity to the Site.

8.4 Assessment of Views

8.4.1 Impact Assessment Criteria

The impact assessment criteria utilises a series of matrices to determine overall impact. Several assessments were undertaken to assess the overall impact. These assessments include: value/importance of individual heritage assets identified within each viewpoint; value/importance of the view as a whole; the magnitude of impact on heritage significance within a view. Full details of the definitions of the values and matrices are given in *Appendix 2*.

8.4.2 Identifying the Importance of the Assets and the Views

The assessment identifies several views from which the heritage assets can be best appreciated. Descriptions of the present views are provided to identify the importance of each asset and the view. The value or importance of individual heritage assets identified within the view and the value or importance of the view as a whole are measure as being **high**, **medium** or **low** (see *Appendix 2*).

8.4.3 Assessing the Magnitude of the Impact

The assessment of magnitude of impacts looks at how and to what extent the proposed development will impact on important viewpoints and change the setting of the heritage assets. The assessment attempts to be objective and quantifiable as far as possible and descriptions are given as evidence to support claims of impact. The extent to which specific design parameters influence the impact of the proposals on the heritage significance within a view is also relevant, as aspects of design such as scale, mass, silhouette, and materiality/ reflectivity may impact on heritage significance within a view. Impacts may be beneficial or adverse: beneficial changes being those that enhance the heritage values and adverse changes being those that fail to sustain heritage values.

Assessing the magnitude of impact on heritage significance within a view is measured as being **high beneficial, medium beneficial, low beneficial, imperceptible/none, low adverse, medium adverse** or **high adverse** (see *Appendix 2*).

8.4.4 Determining the Overall Impact

The overall impact is assessed by looking at both the value/importance of the individual heritage assets identified within the view and the value or importance of the view as a whole against the magnitude of impact. Table 10 within *Appendix 2* shows how the overall impact is assessed based on the magnitude of impact (Table 9, *Appendix 2*) and the values of the individual heritage assets (Table 7, *Appendix 2*) and the view as a whole (Table 8, *Appendix 2*). The overall impact of the proposed development on either the value of the view as a whole or the value of the individual heritage asset can be described as having a **major effect**, **moderate effect**, **minor effect** or **no effect**.

8.5 Key Viewpoints Analysis

Historic England's advice in *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3* (Second Edition) (2017, 1) confirms that:

'5. Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include consideration of views. The staged approach to taking decisions on setting given here can also be used to assess the contribution of a view, or views, to the significance of heritage assets and the ability to appreciate that significance.'

The listed buildings are located within close proximity to the Site and are mainly appreciated from key views from King Street and South King Street. The proposed development has the potential to impact upon some of these viewpoints and subsequently an assessment of changes to the viewpoints is required. The viewpoints identified contribute to the significance of the locally listed buildings.

8.5.1 62 King Street

Keys views of 62 King Street include those looking along the street and towards the premises. The building has a high aesthetic value and can therefore be appreciated from views directly towards the property (Plate 100). These short-range views include views of 58-60 King Street and 64-66 King Street, which frame 62 King Street. 62 King Street adds to the skyline and character of King Street and can therefore be appreciated from longer views along King Street, which capture the diverse range of buildings.

The majority of the historic elements of 58-66 King Street will be retained within the development. Skylights are proposed in the roof of 62 King Street to improve the light on the upper floor, however, the addition of skylights will not affect views of the listed building.

58-60 King Street and 64-66 King Street should maintain their unique exteriors to prevent views of 62 King Street being affected. Proposed changes to 51-53 South King Street include the removal of stained-glass windows above the entrance to the Diocesan Chambers, however, the external architecture of the building will be retained (Plate 101). The changes to the external elevations within the Site should therefore not significantly affect views of 62 King Street.



Plate 100: Views of 62 King Street, looking south

8.5.2 35 and 37 King Street and attached railings

The grade II listed former bank at 35 and 37 King Street is located on the opposite side of King Street to the Site. The former bank was constructed as a house in the eighteenth century and is the last remaining eighteenth-century mansion in the commercial district of Manchester.

The former bank can be appreciated from short-range views focused on the building, or from long-range views, which look along the various buildings of King Street (Plates 102 and 103). With the exteriors of King Street maintained, views of 35 and 37 King Street should not be significantly affected by the proposed development.



Plate 101: Stained glass windows above entrance to Diocesan Chambers



Plate 102: View of 35 and 47 King Street from the Site, looking north



Plate 103: Views along King Street with 35 and 37 King Street within the view, looking west

8.5.3 Eagle House

The grade II listed Eagle House is located to the east of the Site. The building includes insurance offices built over shops and is located at the junction between King Street and Cross Street. The building can be appreciated in views from King Street, South King Street and Cross Street. Views looking from Cross Street towards Deansgate include Eagle House and the Site (Plates 104 and 105). Changes to the exterior of the Site along King Street and South King Street could affect the view of Eagle House, however, retention of the historic fabric of the building within the Site will prevent views of Eagle House being adversely affected.



Plate 104: View of Eagle House from Cross Street, looking towards westwards Deansgate



Plate 105: View of Eagle House and 51-53 South King Street from South King Street, looking north

8.5.4 54 and 56 King Street

54 and 56 King Street is a grade II listed former townhouse located to the west of the Site (Plate 107). The building is now used as offices with a shop on the ground floor. The building dates to *c* 1700 but has undergone various renovations. The building adds to the character of the streetscape and therefore contributes to views of King Street. Long-range views of King Street include views of the Site and 54 and 56 King Street (Plate 106). Views of 54 and 56 King Street should not be affected by the proposed development, as the character of the streetscape will be retained.



Plate 106: View of 54 and 56 King Street, looking eastwards from King Street



Plate 107: View of 54 and 56 King Street, looking westwards from King Street

8.5.5 41 South King Street

41 South King Street is a grade II listed building linked with 54 and 56 King Street. Views of 41 South King Street can be appreciated from South King Street and include short-range views of the buildings along with long-range views of the streetscape (Plates 108 and 109). Views of 41 South King Street should not be affected by the proposed development, as the character of the streetscape will be retained.



Plate 109: View of 41 South King Street and 47 South King Street



Plate 108: View of 41 South King Street

8.6 Summary of Effect

The proposed development will have no effect on the attributes of setting of the listed buildings within close proximity to the Site (Table 3).

Heritage Asset	Importance of Heritage Asset	Sensitivity of Heritage Asset to Further Change	Magnitude of Impact	Resulting Effect
62 King Street	Medium	Very High	No impact	No Change
35 and 37 King Street and attached railings	Medium	Very High	No impact	No Change
Eagle House	Medium	Very High	No impact	No Change
54 and 56 King Street	Medium	Very High	No impact	No Change
41 South King Street	Medium	Very High	No impact	No Change
St Ann's Square Conservation Area and associated listed buildings	Medium - High	Very High	No impact	No Change

Table 3: The effect of the proposed development on the attributes of setting

The proposed development will have a negligible effect on the views of the heritage assets (Table 4). The views of the heritages assets are significant, however, the proposed development will not affect the character of the buildings within the Site, and therefore will not affect the wider conservation area and the settings of the listed buildings within close proximity to the Site.

Viewpoint	**Value of view**	**Value of heritage assets**	**Magnitude of impact**	**Overall impact**
62 King Street	Medium	Medium	Neutral impact	Negligible effect
35 and 37 King Street and attached railings	Medium	Medium	Neutral impact	Negligible effect
Eagle House	Medium	Medium	Neutral impact	Negligible effect
54 and 56 King Street	Medium	Medium	Neutral impact	Negligible effect
41 South King Street	Medium	Medium	Neutral impact	Negligible effect

Table 4: Impact assessment summary of the viewpoints affected within the proposed development

Overall, the proposed development will have no effect on the settings of 62 King Street, 35 and 37 King Street, Eagle House, 54 and 56 King Street, 41 South King Street and the other listed buildings within St Ann's Square Conservation Area.

9. Impact Assessment

9.1 Introduction

The following table outlines the proposals and their impact upon the historic building fabric (Table 5):

Building and floor	Proposal	Significance of the fabric and appearance	Impact/Mitigation
58-60 King Street (including 47 South King Street)			
Second Floor Third Floor Fourth Floor	Refurbish existing secondary stairs	The staircase is of heritage value	**Low Impact** Archaeological building survey may be required to record the staircase prior to development
Roof	Create new skylights in roof structure to allow more light into interior spaces	The roof holds some heritage value as a historic building within a conservation area	**Low Impact** Archaeological building survey may be required to record the roof prior to development
Lightwell	New wood-effect cladding system	The cladding will not affect views of the conservation area	**No impact**
62 King Street (including 49 South King Street)			
Ground Floor	New false shopfront incorporating entrance to refuse store to rear of 62 King Street	The frontage of 62 King Street will affect the aesthetic of the grade II listed building and the conservation area	**Positive impact** Historic character will be preserved or enhanced: The shopfront will maintain the historic aesthetic of the premises and contribute to the aesthetic of the conservation area
Ground Floor	Retain existing escape stair from ground to basement in 62 King Street for cycle access using cycle channel.	The escape stair is located within the grade II listed building, which is of high importance	**No impact**
Ground Floor	Reconfigure former Cath Kidston unit in 62 King Street by relocating existing internal mezzanine, creating a new refuse store for apartments in relocated lower mezzanine area, with access onto South King Street	The mezzanine area does not contain historic fabric and therefore does not possess any heritage value	**No impact**
Ground Floor	Internal ramp formed to create level access to external pavement	Ground floor interior already significantly altered.	**No impact**
Second Floor Third Floor	Reconfigure existing stepped entrances (required due to existing	The stepped entrances are not original to 62 King Street however hold some illustrative historic value,	**Low impact** Archaeological building survey prior to reconfiguration may

	floor levels) to suit new apartment layouts	which show the changes to the building	be required to mitigate the impact of this proposal
Third Floor Fourth Floor	Use existing rooflights where possible	The rooflights are located within the grade II listed building, which is of high importance	**Low Impact** Archaeological building survey may be required to record the rooflights prior to development
Roof	Create new skylights in roof structure to allow more light into interior spaces	The roof lights will affect the roof of the grade II listed building, however the roof is modern, having been replaced in the late 1980s	**Low impact** The alterations to the roof will not be visible from within the key viewpoints of the conservation area. Archaeological building recording prior to development
Roof	Roof plant to be situated on area of existing flat roof of 62 King Street within a screened, edge protected area	The roof plant may affect the roof of the grade II listed building, however the roof is modern, having been replaced in the late 1980s	**Low impact** The alterations to the roof will not be visible from within the key viewpoints of the conservation area. Archaeological building recording prior to development
Basement	Retain existing stair from ground to basement for cycle access using cycle channel	The basement is part of the grade II listed building, which is of high importance	**Low impact** Archaeological building survey will be required to record the basement prior to development
Basement	Existing area of basement in 62 King Street to be used for cycle parking for the residential units (1no. per apartment)	The basement is part of the grade II listed building, which is of high importance	**Low impact** Archaeological building survey will be required to record the basement prior to development
Basement	Punch through existing wall to create larger plant area in basement of 64-66 King Street	The basement is part of the grade II listed building, which is of high importance	Archaeological building survey will be required to record the basement prior to development
64-66 King Street (including 51-53 South King Street)			
Ground Floor	Utilise existing historic 'Diocesan Chambers' door as a main entrance door	The entrance is of aesthetic and historic value	**Positive impact** Archaeological building survey may be required
Ground Floor	Bring existing glazing line forward to increase internal area on corner of Four Yards and King Street South, creating a level access entry point	The stonework of the entrance is of aesthetic and historic value. This will be retained. Changes will mainly affect the fabric of the modern entrance, which has no heritage value	**Low impact** Archaeological building survey may be required
Ground Floor	Re-configure existing stair in entrance lobby to improve access from new entrance to lift	The staircase is of heritage value.	**Low Impact** Archaeological building survey may be required to record the staircase prior to development

Ground Floor	Retain & refurbish existing lift	The lift does not hold heritage value	**No impact**
Second Floor Third Floor Fourth Floor	Refurbish existing primary stairs	The staircase is of heritage value	**Low Impact** Archaeological building survey may be required to record the staircase prior to development
Fourth Floor	New roof access utility stair to be constructed within existing stairwell	The staircase is of heritage value	**Low Impact** Archaeological building survey may be required to record the staircase prior to development
Roof	Relocate existing roof access point	The roof access work may affect historic fabric	**Low impact** Archaeological building survey may be required
All buildings (62 to 66 King Street)			
Ground Floor	The large historical ceiling windows will be retained and the proposed apartments will be designed around these windows	The windows are of aesthetic and historic value	**No impact** The windows will be retained and therefore will not be affected
First Floor Second Floor Third Floor Fourth Floor	Refurbish existing light well and reconfigure structural openings, new juliette balconies to master bedrooms. Create new structural opening for windows & balcony	This may affect fabric associated with the grade II listed 62 King Street, which is of high importance	**Low Impact** Structural changes will affect the historic fabric of the buildings. This could be mitigated through an archaeological building survey and recording
First Floor Second Floor Third Floor Fourth Floor	Replace or refurbish all external glazing where possible	The windows hold historic and aesthetic value.	**Low Impact** The removal of windows, including some stained glass, will result in an adverse effect on the historic fabric. This could be mitigated through an archaeological building survey and recording
First Floor	Retain existing fire escape to ground floor level	The fire escape is likely original and therefore holds heritage value	**No impact** The fire escape will be retained and therefore will not be affected
First Floor Second Floor Third Floor	Retain existing feature fireplaces	Fireplaces are of historic and aesthetic value	**No impact** The fireplaces will be retained and therefore will not be affected
Fourth Floor Roof	Existing ceiling structure to fourth floor (already partially stripped out) fully stripped and ceiling line raised to follow existing roof line	No significance	**No impact**

10. Planning Policy Considerations

10.1 Introduction

Two grade I listed buildings, two grade II* listed buildings and twenty-nine grade II listed buildings are located within 100m of the Site, however, the assessment has found that these designated heritage assets, including their settings, will not be affected by the proposed development.

The identified impacts of the proposed scheme will affect the grade II listed 62 King Street and the non-designated heritage assets at 58-60 King Street (which includes 47 South King Street) and 64-66 King Street (which includes 51-53 South King Street).

10.2 NPPF Policy Considerations

The Heritage Statement has identified and assessed the heritage assets within and surrounding the Site that could be affected by the proposals. As set out in **paragraph 189** of the NPPF, the Heritage Statement describes the significance of the identified heritage assets. The settings of the identified heritage assets have been addressed sufficiently to understand any potential impacts on setting arising from the proposals. The assessment has concluded that the impact of the proposals on the heritage assets surrounding the Site will be negligible.

Paragraph 193 states 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 (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.' The Heritage Statement demonstrates that the historical elements of the Site will be retained, such as the original fireplaces within 62 King Street. Exterior features will also be preserved and changes to the exterior will not affect the views and aesthetic value of the grade II listed building at 62 King Street.

10.3 Manchester's Local Plan Policies

Manchester's Local Plan **Policy EN3** states 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 scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.'

The proposed development incorporates the historic character of the designated and non-designated heritage assets within the Site into the designs. The distinct characteristics of the building's exteriors will be retained and views along King Street and South King Street will be unaffected by the proposals. The proposals are therefore in accordance with Policy EN3 of Manchester's Local Plan.

11. Conclusion

The proposals include the refurbishment and conversion of the former office and retail areas at the upper levels into residential accommodation, with the provision of entrance and ancillary spaces at ground floor. The proposals take note of the historical nature of the three buildings and aims to preserve and where possible enhance the historical features of the existing buildings.

The assessment demonstrates that, by including the historic features of the buildings within the proposals, the character and significance of the buildings will be preserved. The proposed development will also provide a viable reuse of the upper floors of the buildings.

The wider landscape, including St Ann's Square Conservation Area and the listed buildings within the conservation area, will not be affected by the proposals, as the proposals are in keeping with the present character and aesthetic of the district.

The proposals are in accordance with Manchester City Council's adopted Core Strategy (2012), specifically in respect of conserving and enhancing the distinct historic and heritage features of Manchester's commercial district. The proposed design scheme for the refurbishment of 58-66 King Street reflects the heritage assets of not only the listed building, but also the two adjacent buildings, that retain similar late-Victorian original features. As such, the impact on historic features has been kept to the minimum required to ensure long-term appropriate use for the buildings.

Historic fabric will only be removed where it is unsafe, or on limited areas where new access needs to be cut through original walls, targeted to areas that do not retain any significant architectural features. Where such interventions are to be undertaken, a careful methodology will be implemented to ensure historic information is not lost or compromised.

The extent of any further historic or archaeological investigation deemed necessary prior to, or during refurbishment works will be decided by Manchester City Council's conservation team, in consultation with GMAAS. However, it would be reasonable to expect that further historic building recording may be required to carried out following completion of hard and soft strips, to ascertain whether any further original fabric is revealed during the refurbishment works. This work could build on the work carried out as part of this assessment and should be undertaken to Historic England Level 2/3 standard.

In relation to the non-designated buildings, a detailed recording of the exposed iron framing within 58/60 King Street would be beneficial, as this method of construction has rarely been recorded in detail. The original wallpaper was also revealed within 58-60 King Street and 47 South King Street. There is therefore the potential for original wallpaper to survive elsewhere. This finding offers the potential to guide an historically appropriate and authentic decoration scheme for the refurbishment.

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54 and 56 King Street
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The desk-based research, report and illustrations were compiled by Ashley Brogan and Chris Wild. The report was edited by Anthony Lee, who was also responsible for project management.

Appendix 1: Gazetteer Entries

Gazetteer Number	Site Name	Designation	List entry	Description	Location
1	62 King Street	Grade II listed building	1219154	Shop. Built 1874-1877, altered. Painted stone and stucco, hipped slate roof with central gable. Architects Pennington & Bridgen.	SJ 83812 98279
2	58-60 King Street	Non-designated heritage asset	-	Shop. Built c 1880s.	
3	64-66 King Street	Non-designated heritage asset	**-**	Shop and office fronting King Street. 66 King Street likely built as part of the Diocesan Chambers.	
4	51-53 South King Street (Diocesan Chambers)	Non-designated heritage asset	**-**	Former Diocesan Chambers. Built 1884.	
5	54 and 56 King Street	Grade II listed building	1282986	No.41 South King Street. Town house, now shops and office. c.1700, much altered. Stucco on brick, roof not visible. Rectangular double-depth plan at right-angles to street. Principal features of interest are in the interior, front room at first floor with fielded panelling, fluted Ionic pilasters and plastered beams; rear room with late C17 or very early C18 moulded plaster emblems on the frieze (portcullis, running deer, flying boar etc), and moulded plaster decoration to the soffits of the beams (foliation with masks); closed string staircase with turned balusters and square newels.	SJ 83796 98289
6	Eagle House	Grade II listed building	1209494	Insurance office over shops. 1911, by Charles Heathcote and Sons. Sandstone ashlar, slate roof. Trapeziform plan on island site. Baroque style.	SJ 83834 98283
7	41 South King Street	Grade II listed building	1270675	Shop, with office over (now linked with No. 56 King Street, q.v.). Painted brick with stone dressings and	SJ 83793 98276

				slate roof. Narrow rectangular plan at right-angles to street. Eclectic style with some Gothic features.	
8	33 King Street	Grade II listed building	1291607	Shop. Later C19, altered. Red brick with stone dressings, slate roof. Rectangular plan at right-angles to street. Eclectic style.	SJ 83785 98315
9	48 King Street	Grade II listed building	1197938	Shop. c.1860-80, altered. Red brick with sandstone dressings and slate roof. Narrow rectangular plan at right-angles to street. Gothic style. Three storeys and three narrow bays.	SJ 83777 98287
10	35 and 37 King Street and attached railings	Grade II listed building	1282985	Range of shops and attached railings, formerly town house, later converted and extended to form bank premises. 1736, converted to bank c.1788, extended late C19, and remodelled late C20.	SJ 83799 98313
11	54 Cross Street, Chop House Public House	Grade II listed building	1197767	Bar and restaurant. 1901 with late C20 additions. MATERIALS: red brick and buff terracotta, rear part terracotta only. Slate roof. Elaborate free Jacobean style. Narrow building at right angles to street extending far back and incorporating No.3 St Ann's Churchyard.	SJ 83830 98322
12	74 King Street	Grade II listed building	1197939	Offices. c.1900. Terracotta and stone (roof not visible). Flemish Renaissance style. Corner site.	SJ 83861 98266
13	Old Exchange	Grade II listed building	1197936	Nos.5, 6 and 7 St Ann's Passage. Range of shops with passage through. Dated 1897 on frieze over ground floor; altered. Probably iron-framed, with cladding of red sandstone and terracotta, slated mansard roof. Rectangular plan with central through-passage. Eclectic style.	SJ 83772 98318

Table 6: Gazetteer Entries, for locations see Figure 9, Appendix 3

Appendix 2: Tables of Criteria

Value / Importance	Definition
High	The asset will normally be a world Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which is a central focus of the view and who significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset or the only place from which to view that particular asset.
Medium	The asset will normally be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset and may be the only place from which to view that particular asset. The asset may also be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which does not form a main focus on the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may be a good, but not the best or only place to view the heritage asset.
Low	The asset may be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view. In this case the Viewing Point (and/or Assessment Point) may not be the best or only place to view the heritage asset.

Table 7: Value/importance of individual heritage assets identified within each viewpoint

Value / Importance	Definition
High	The view is likely to be a nationally or regionally important view (e.g. views in the LVMF, a view identified in a World Heritage Site management plan or designed views within grade I or II* historic parks and gardens) and/or contain heritage assets such as World Heritage Sites, grade I or II* historic parks and gardens or historic battlefields whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.
Medium	The view is likely to be of importance at the county, borough or district level (e.g. Metropolitan Views defined by London boroughs or designed views within grade II historic parks and gardens) and/or contain heritage assets such as grade II listed buildings, grade II historic parks and gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose significance is well represented in the view and which benefit from being seen in combination with each other. It may also be a view that contains heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks and gardens or historic battlefields whose heritage significance is clearly readable, but not best represented, in this particular view.
Low	The view is likely to be a locally valued view and contain heritage assets such as grade II listed buildings, grade II historic parks and gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is clearly readable, but not best represented, in this particular view.

Table 8: Value/importance of the view as a whole

Magnitude of Impact	Definition
High beneficial	The development considerably enhances the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium beneficial	The development enhances to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values
Low beneficial	The development enhances to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Imperceptible/ None	The development does not affect the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low adverse	The development erodes to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium adverse	The development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
High adverse	The development severely erodes the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.

Table 9: Criteria for determining magnitude of impact on heritage significance within a view

	With High Value	With Medium Value	With Low Value
With high (beneficial or adverse) magnitude of impact	Major effect	Major effect	Moderate effect
With medium (beneficial or adverse) magnitude of impact	Major effect	Moderate effect	Minor effect
With low (beneficial or adverse) magnitude of impact	Moderate effect	Minor effect	Negligible/ no effect
Negligible/ neutral impact	Minor effect	Negligible effect	Negligible/ no effect

Table 10: Overall impact: Magnitude of impact against value

Importance	Indicative Criteria
Very High	Designated Heritage Assets of international Significance are legally protected and/or protected by international agreements or non-designated Heritage Assets of international Significance, which have no legal protection but are important in policy terms as they contribute to international research objectives
High	Scheduled Monuments and their settings are legally protected Non-designated Heritage Assets, which have no legal protection but are important in policy terms as they contribute to national research objectives Grade I and Grade II* listed buildings and their settings are legally protected Grade I Registered Parks and Gardens, Conservation Areas containing very important buildings and their settings are legally protected
Medium	Grade II listed buildings and their settings are legally protected Grade II Registered Parks and Gardens and their settings are legally protected Conservation Areas containing buildings that contribute significantly to its historic character are legally protected Non-designated Heritage Assets, which have no legal protection but are important in policy terms as they contribute to regional research objectives
Low	'Locally listed' buildings and settings Historic (unlisted) buildings of modest quality in their fabric or historical association and their settings Non-designated Heritage Assets, which have no legal protection but are important in policy terms as they contribute to local research objectives
Very Low	Buildings of no architectural or historical note; buildings of an intrusive character Non-designated Heritage Assets that have been damaged
Negligible	Buildings with some hidden (i.e. inaccessible) potential for historic Significance Non-designated Heritage Assets of very little or no surviving archaeological interest
Unknown	Indicators of potential with no evidence for specific archaeological periods within the Study Area, including mapping data, paleoenvironmental data, historic references, photographic references, geological data, geotechnical data, and topography.

Table 11: Criteria for measuring the importance of Heritage Assets

Sensitivity	Indicative Criteria
Very High	The current setting has been influenced by limited degrees of incremental changes that are a modern reflection of aspects of the original setting
High	The current setting has been influenced by medium degrees of incremental changes, some of which are modern reflections of aspects of the original setting
Medium	The current setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the Heritage Asset
Low	Some aspects of the current setting have been compromised at specific locations within that setting
Very Low	The current setting has been widely compromised

Table 12: Criteria for measuring the sensitivity of a Heritage Asset to further change

Magnitude	Indicative Criteria
Very Large	Total loss of Heritage Asset without recorded evidence
Large	Comprehensive alterations to attributes of setting
Medium	Considerable alterations to attributes of setting that affect the character of the Heritage Asset
Small	Slight alterations to attributes of setting
Very Small	Very slight alterations to attributes of setting

Table 13: Criteria for measuring the impact (magnitude)

Effect	Indicative Criteria
Substantial	Comprehensive changes to attributes of setting
Major	Considerable changes to attributes of setting that affect the character of Heritage Assets
Moderate	Slight changes to wider attributes of setting
Minor	Slight changes to limited attributes of setting
Negligible	Slight changes to attributes of setting
No Change	Very slight changes to attributes of setting

Table 14: Criteria for measuring the likely effects

	Very Small Magnitude	Small Magnitude	Medium Magnitude	Large Magnitude	Very Large Magnitude
Very Low Sensitivity	Negligible Effect	Minor Effect	Minor Effect	Moderate Effect	Moderate Effect
Low Sensitivity	Minor Effect	Minor Effect	Moderate Effect	Moderate Effect	Major Effect
Medium Sensitivity	Minor Effect	Moderate Effect	Moderate Effect	Major Effect	Major Effect
High Sensitivity	Moderate Effect	Moderate Effect	Major Effect	Major Effect	Substantial Effect
Very High Sensitivity	Moderate Effect	Major Effect	Major Effect	Substantial Effect	Substantial Effect

Table 15: The relationship between sensitivity, impacts (magnitude) and effect

Appendix 3: Catalogue of Architectural Features

Following discussions with the Client and Conservation Officer for Manchester City Council, it was agreed that further work should be undertaken within the complex in order to more fully understand the survival of original decorative architectural features. This was of most significance within the central, Grade II Listed central structure, 62 King Street.

This appendix provides a photographic record of the various features observed, accompanied by the extent of their survival and likely significance demonstrated on plans of the building. More detailed floor plans for the Listed property are also shown to all floors, and includes additional detail regarding door and window casings, and potential original wall plaster.

Cornices



Typical cornice profile



Damaged and missing in cornice on many locations



Slight variation between buildings suggests original features



Decorative cornice on third floor in 64 King Street

Timber paneling



Typical detail below windows



Typical detail below windows



Typical detail below windows



Slight variation in larger window apertures between properties

Mouldings



Window moulding within 62 King Street, later enclosed



Moulding compromised by later stairwell



Decorative moulding surround to blocked doorway 62 King Street first floor



Decorative moulding surround to extant doorway 62 King Street second floor



Corbel within stairwell of 58 King Street, first floor

Skirtings



Tiered angular early cornice profile



Late skirting continuous across blocking



Late softwood plank and framing

Doors and architrave



Moulded architrave and panelled doors



Similar replication throughout all three buildings, suggests later date (and more recent to lift!)



Possible early door style



Internal panels replaced with fireproofing



Potential original hardwood elements within some doors

Wall Plaster and Ceilings within the Listed Building



Late suspended ceiling, wall finishes and inserted mezzanine floor within ground floor shop



Late suspended ceiling, wall finishes and inserted partition walls within first floor level of shop



First floor ceiling in southern room, and retaining possibly original wall plaster



Second floor ceiling in northern room, showing inserted steel beam, and modern plaster overlying earlier wall plaster



Second floor ceiling within central inserted corridor with late stairs



Second floor ceiling in rear room, with scars of original and late ceilings, both removed, and clearly showing modern plaster above the position of the suspended ceiling



Late-20th century roof structure within northern part of listed building, 3rd floor



Late-20th century roof structure within southern part of listed building, 3rd floor. Modern wall finished can be seen above the line of the suspended ceiling

Mitigation

The proposed design scheme for the refurbishment of 58-66 King Street reflects the heritage assets of not only the listed building, but also the two adjacent buildings, that retain similar late-Victorian original features. As such, the impact on historic features has been kept to the minimum required to ensure long-term appropriate use for the buildings.

Historic fabric will only be removed where it is unsafe, or on limited areas where new access needs to be cut through original walls, targeted to areas that do not retain any significant architectural features. Where such interventions are to be undertaken, a careful methodology will be implemented to ensure historic information is not lost or compromised. All such areas are identified in the Design and Access Statement.

- The area of the intervention will be stripped of existing wall finishes, and it will be noted whether these are early (lime-based render, possibly containing animal hair, or modern cement-based render);
- The exposed wall will then be photographed to provide a record of the wall's construction;
- If any features, such as blocked apertures, different construction materials, or joints in fabric, are revealed, these will be recorded as a watching brief by a suitably qualified archaeological contractor;
- Fabric will then be removed in a sensitive manner, and any features or items of interest discovered within the wall fabric will be recorded archaeologically, as above.

If any features requiring archaeological recording are revealed during the works, a report will be generated as an appendix to the Heritage Statement already undertaken by Salford Archaeology.

Appendix 3: Figures

Figure 1: Site location

Figure 2: The site boundary superimposed onto modern mapping

Figure 3: The site boundary superimposed on the Ordnance Survey map of 1851

Figure 4: The site boundary superimposed on the Ordnance Survey map of 1891

Figure 5: The site boundary superimposed on the Ordnance Survey map of 1908

Figure 6: The site boundary superimposed on the Ordnance Survey map of 1922

Figure 7: The site boundary superimposed on the Ordnance Survey map of 1948

Figure 8: The site boundary superimposed on the Ordnance Survey map of 1970

Figure 9: Locations of gazetteer entries

Figure 10: Location of St Ann's conservation Area

Figure 11: 58-66 King Street - First floor plan showing architectural details

Figure 12: 58-66 King Street - Second floor plan showing architectural details

Figure 13: 58-66 King Street - Third floor plan showing architectural details

Figure 14: 62 King Street - Floors plans showing architectural features of heritage value



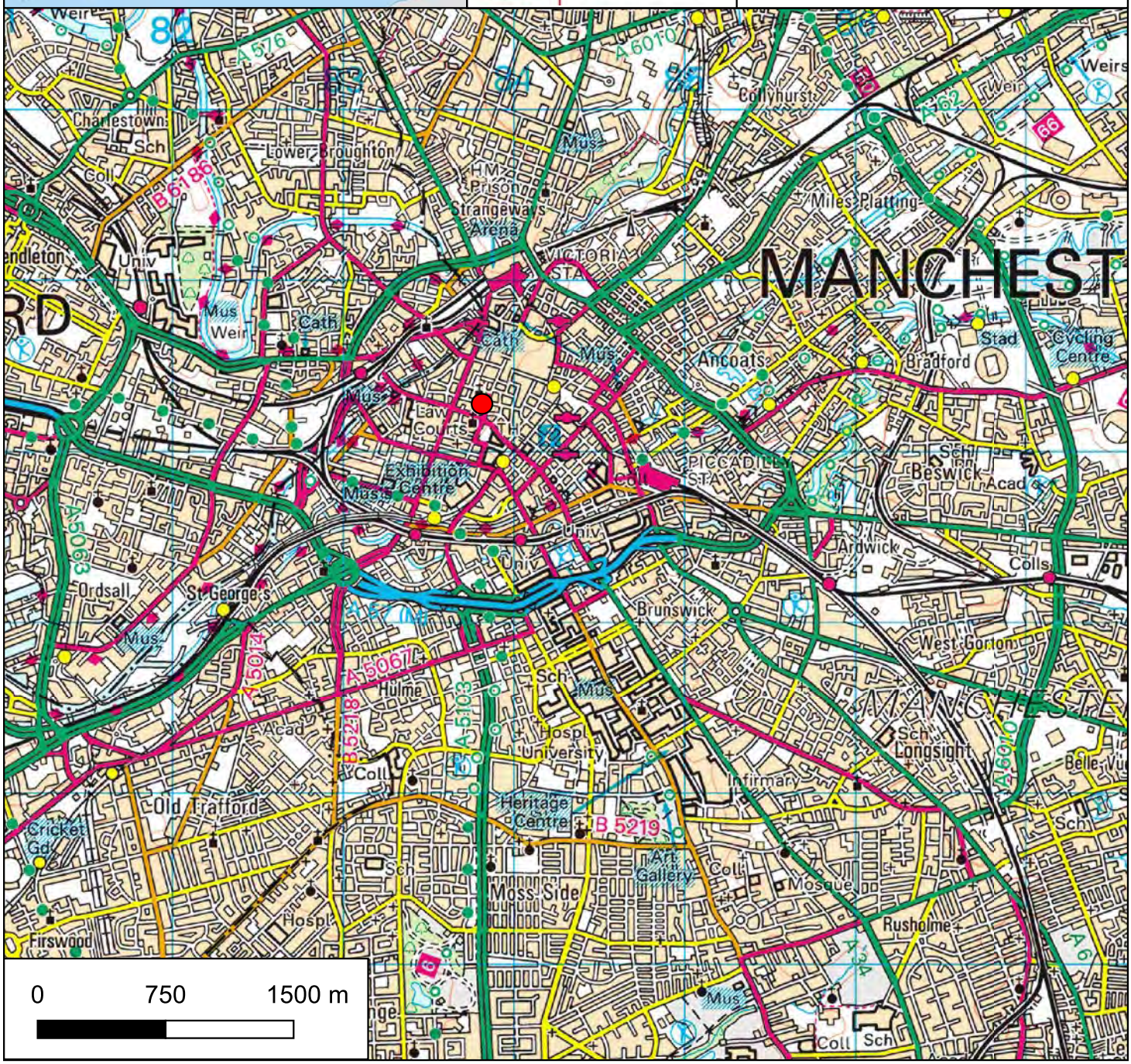


University of Salford MANCHESTER

SALFORD ARCHAEOLOGY

Figure 1: Site location

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University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 2: Site boundary superimposed onto modern mapping

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0 15 30 m

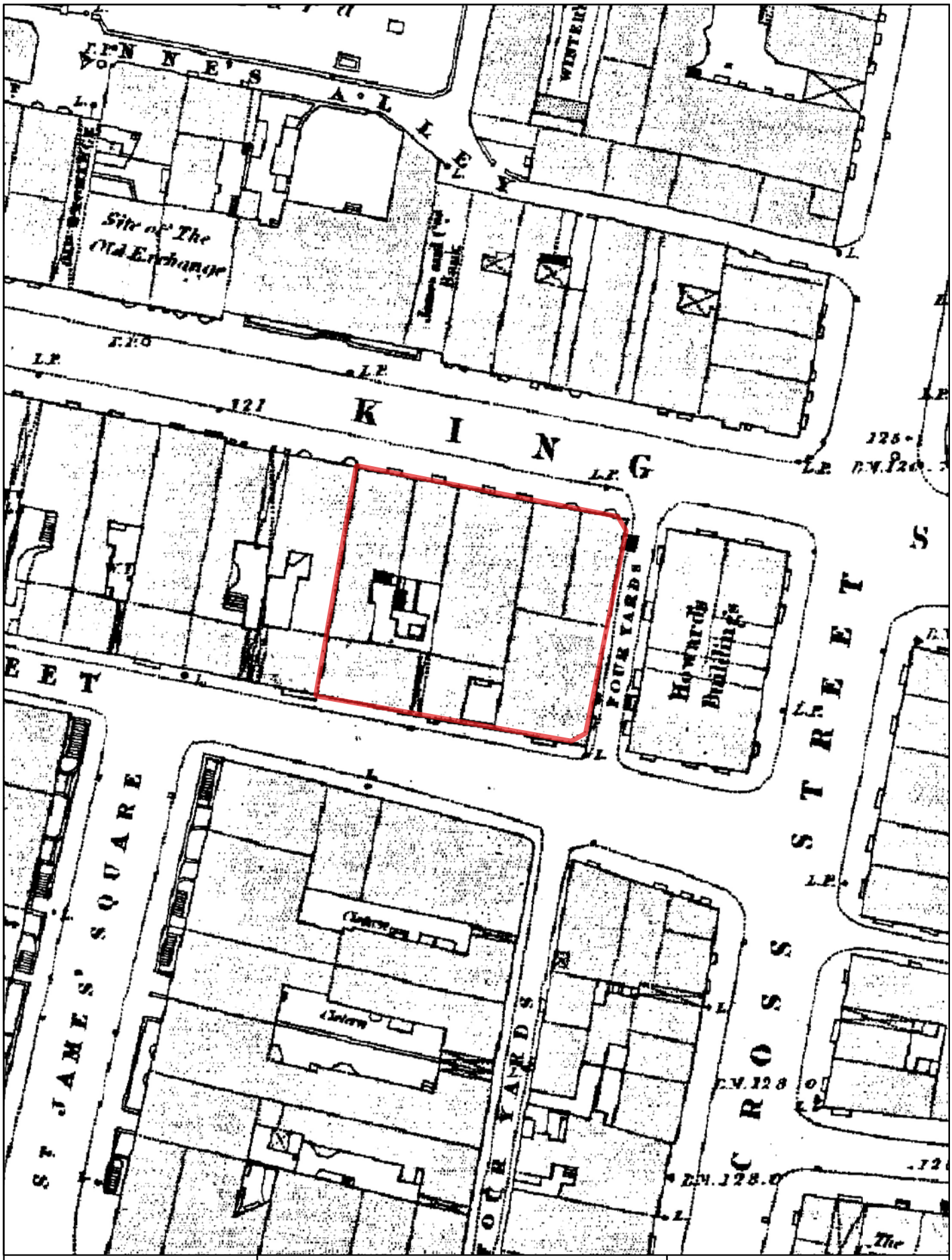


Figure 3: Site boundary superimposed onto the 1:1056 Ordnance Survey Town Plan of 1851

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0 7.5 15 m



Figure 4: Site boundary superimposed onto the 1:500 Ordnance Survey Town Plan of 1891

0 7.5 15 m

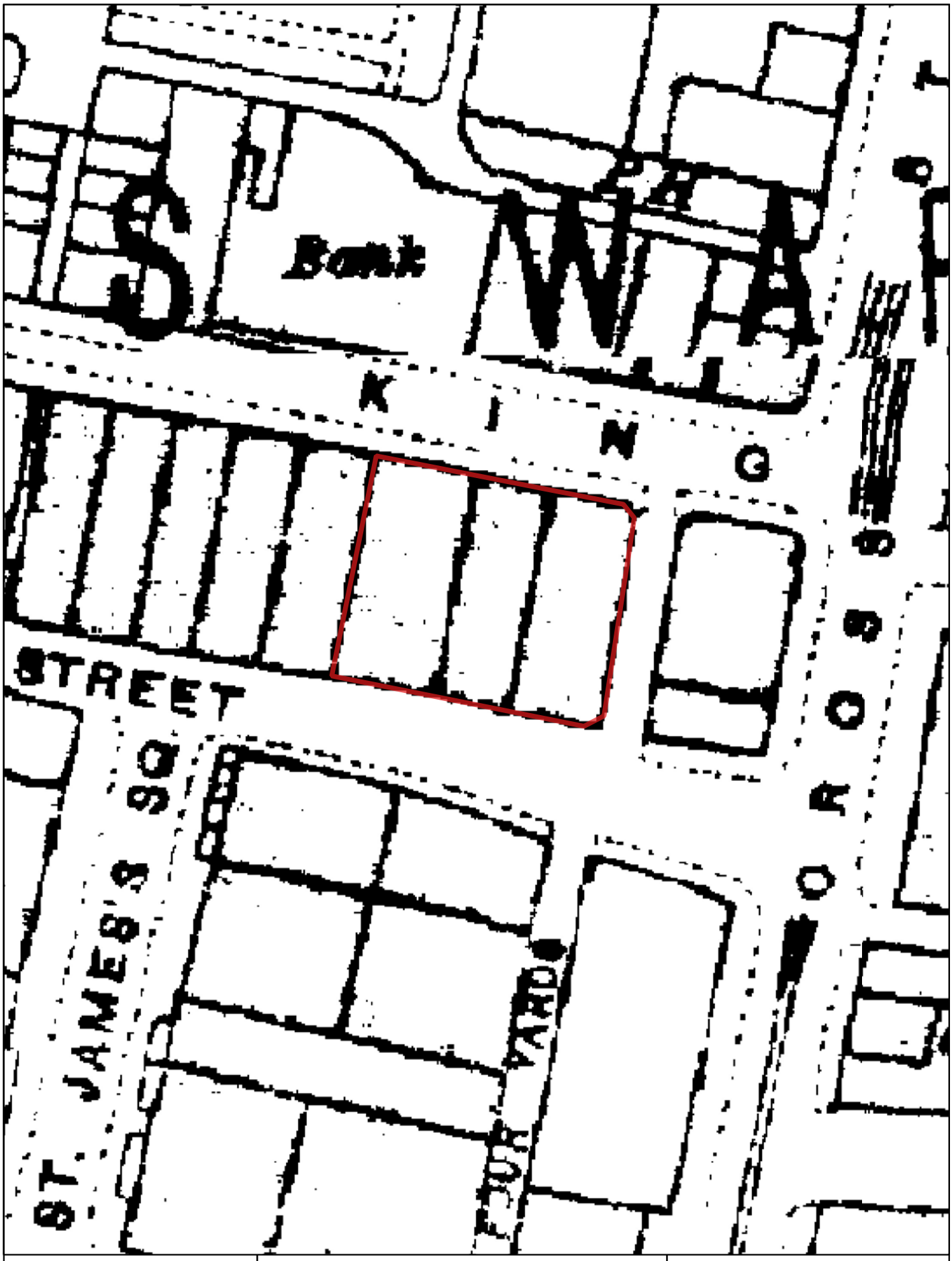
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Figure 5: Site boundary superimposed onto the 1:2500 Ordnance Survey map of 1908

0 7.5 15 m

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Figure 6: Site boundary superimposed onto the 1:2500 Ordnance Survey map of 1922

0 7.5 15 m

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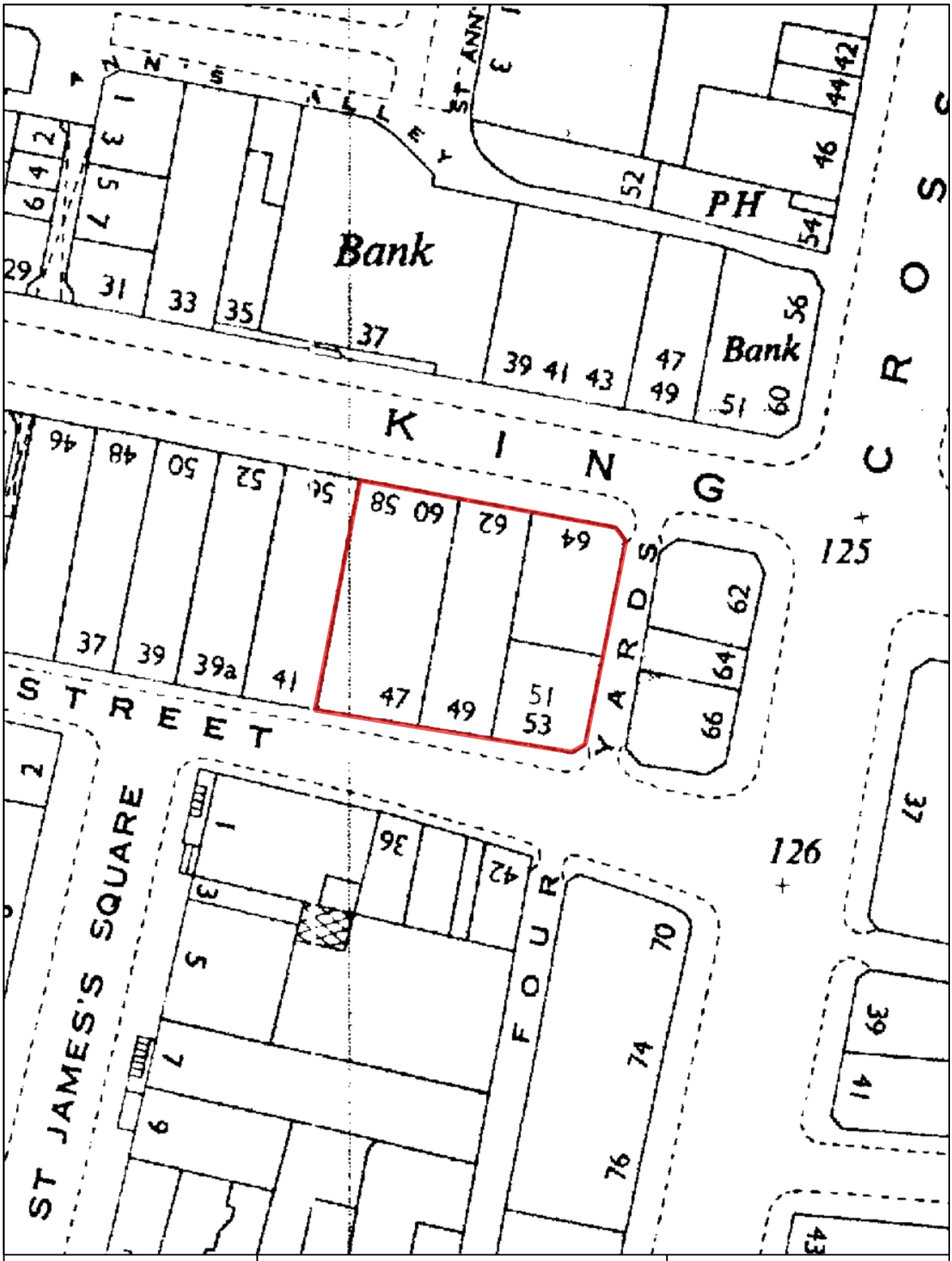


Figure 7: Site boundary superimposed onto the 1:1250 Ordnance Survey map of 1948

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0 7.5 15 m



Figure 8: Site boundary superimposed onto the 1:1250 Ordnance Survey map of 1970

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0 7.5 15 m



Gazetteer Entries:

GE1: 62 King Street
GE2: 58-60 King Street
GE3: 64-66 King Street
GE4: 51-53 South King Street (Diocesan Chambers)
GE5: 54 and 56 King Street
GE6: Eagle House
GE7: 41 South King Street
GE8: 33 King Street
GE9: 48 King Street
GE10: 35 and 37 King Street and attached railings
GE11: 54 Cross Street, Chop House Public House
GE12: 74 King Street
GE13: Old Exchange

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Figure 9: Locations of gazetteer entries

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0 15 30 m

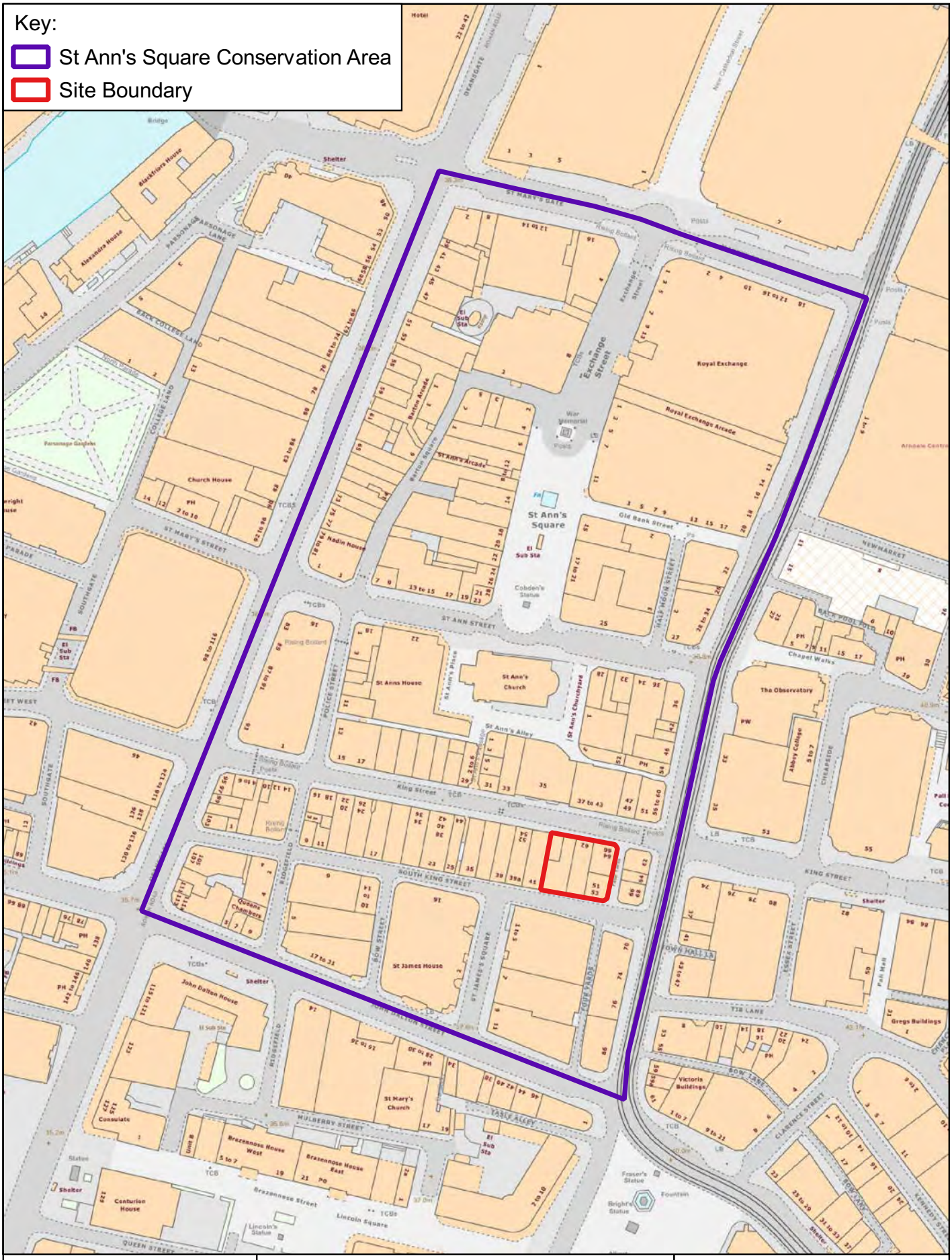
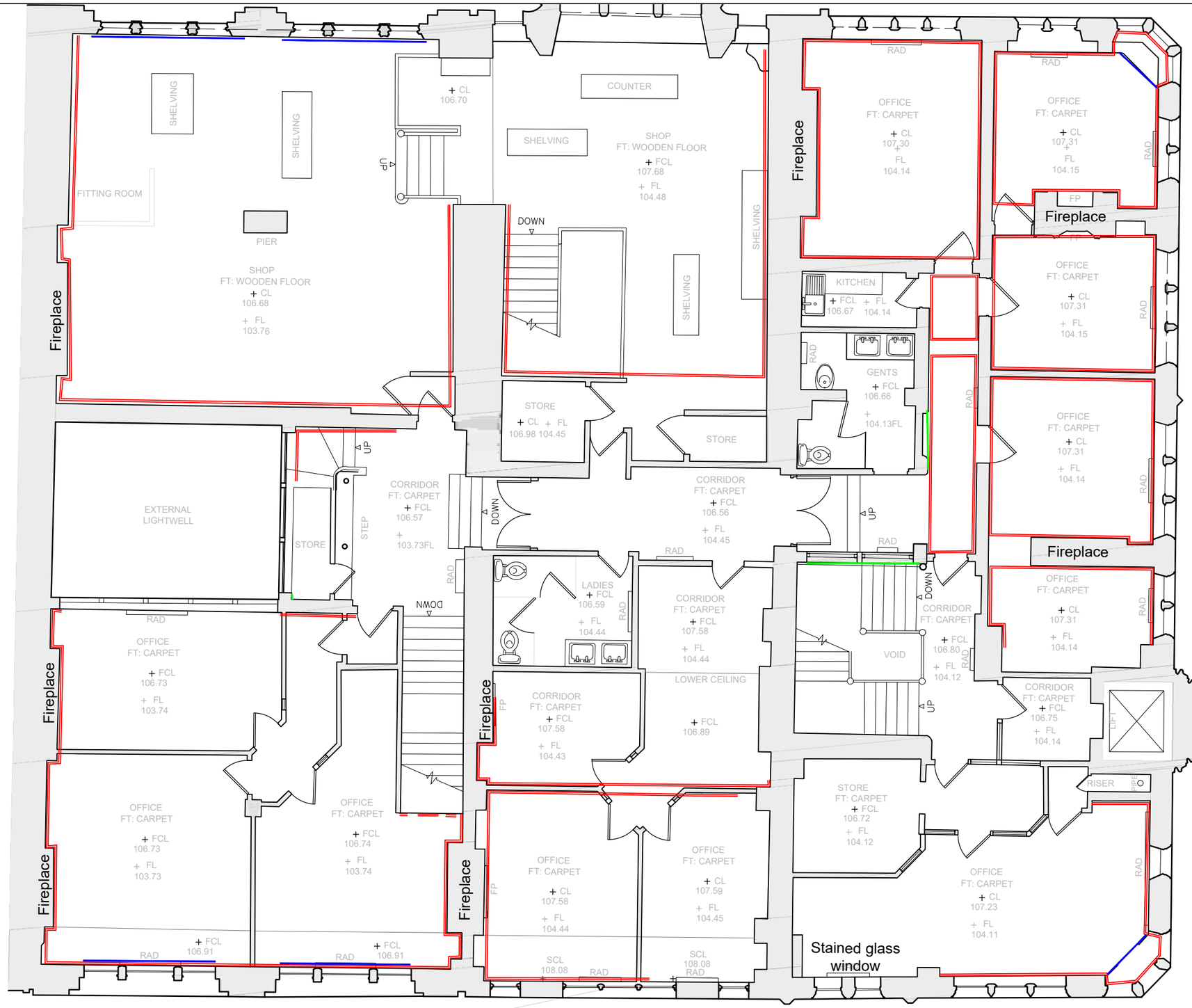


Figure 10: Boundary of St Ann's Square Conservation Area

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CDM 2015

Client notified of duties: **04/11/2020**

Principal Designer: **AEW Architects**

Unless noted below, all known hazards have been highlighted on the drawing:

N

0 0.5 1 1.5 2 2.5m

Scale 1:100

KEY PLAN



58-60 King Street

62 King Street

64-66 King Street

REV	Date	Drawn by: -	Checked by: -
P1	12/11/2020 MH		PBH
Initial Issue			

Status: S2 — Purpose of Issue: For Planning

drawing stage: **RIBA Stage 3**

client: **Cogent BC**

project: **Manchester, King Street**

Rev

Job No

In Progress

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0 5 m

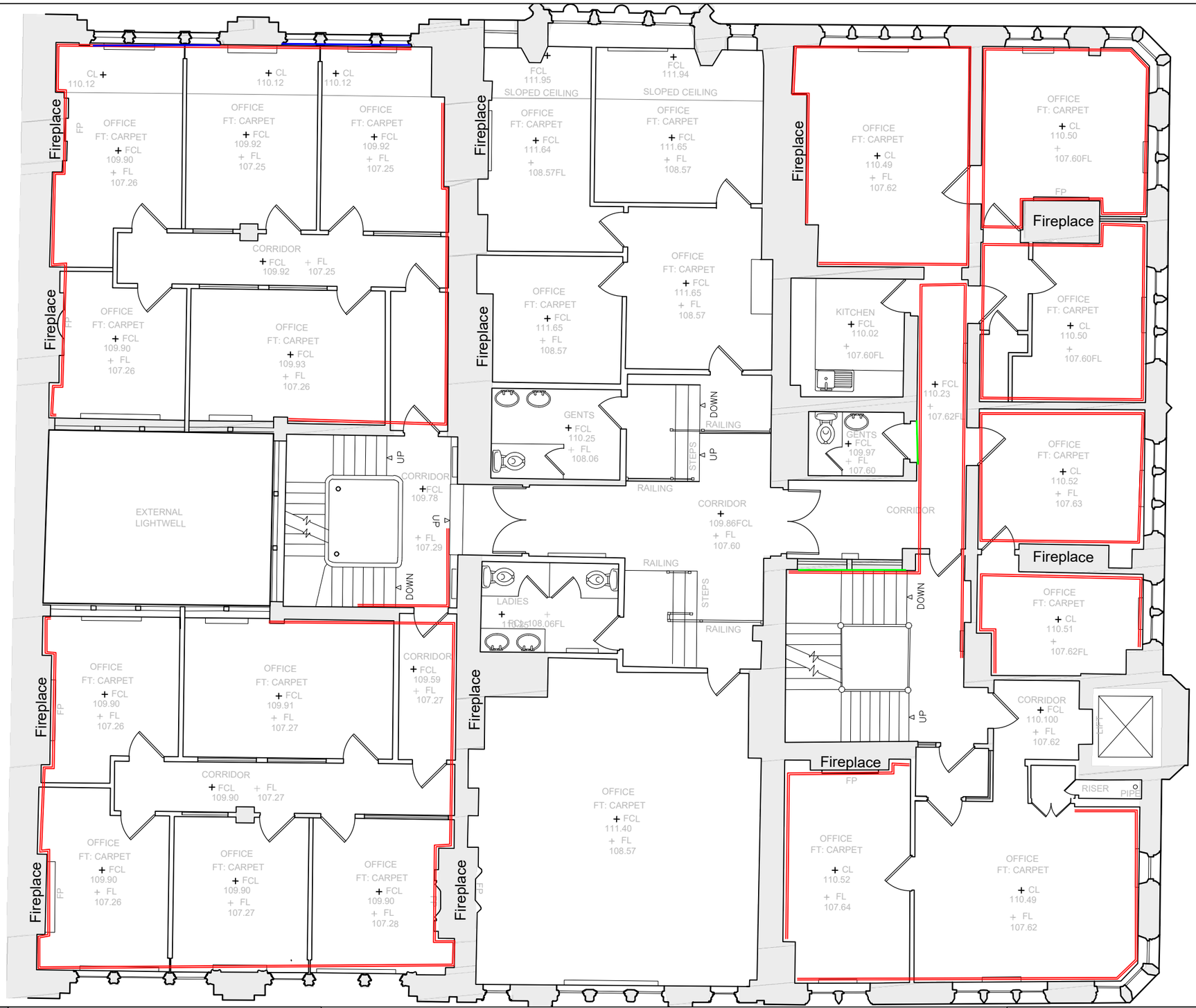
Scale at A3 1:100

Figure 11:

58-66 King Street
First floor plan showing architectural details

N

Key:
- Cornice
- Timber panel
- Ornate moulding



dimensions. Work to figured dim

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· All works are to be undertaken in a Building Regulations and the late

· All proprietary materials and produ strictly in accordance with the m recommendations.

CDM 2015

Client notified of duties: 04/

Principal Designer: AE

Unless noted below, all known haz highlighted on the drawing:

N

0 0.5 1

Scale 1:100

KEY PLAN



58-60 King Street

62 King Street

64-66 King Street

REV	Date	Drawn by:
P1	12/11/2020	MH
Initial Issue		

Status	Purpose of Issue
S2	For Planning

drawing stage: **RIBA Stage 3**

client: **Cogent BC**

project: **Manchester, King Street**

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SALFORD ARCHAEOLOGY

0 5 m

Scale at A3 1:100

Figure 12:

58-66 King Street
Second floor plan showing architectural details

N

Key:
- Cornice
- Timber panel
- Ornate moulding

dimensions. Work to figured dimensions only.

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CDM 2015

Client notified of duties: **04/11/2020**

Principal Designer: **AEW Architects**

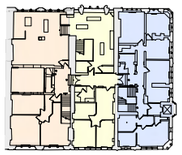
Unless noted below, all known hazards have been highlighted on the drawing:

N

0 0.5 1 1.5 2 2.5m

Scale 1:100

KEY PLAN



58-60 King Street

62 King Street

64-66 King Street

REV	Date	Drawn by: -	Checked by: -
P1	12/11/2020	MH	PBH
Initial Issue			

Status: S2 — Purpose of Issue: For Planning

drawing stage: **RIBA Stage 3**

client: **Cogent BC**

project: **Manchester, King Street**

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SALFORD ARCHAEOLOGY

0 5 m

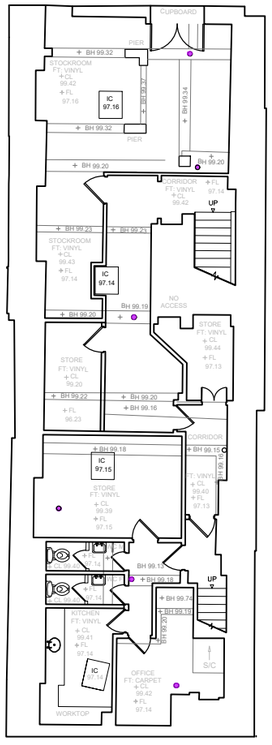
Scale at A3 1:100

Figure 13:

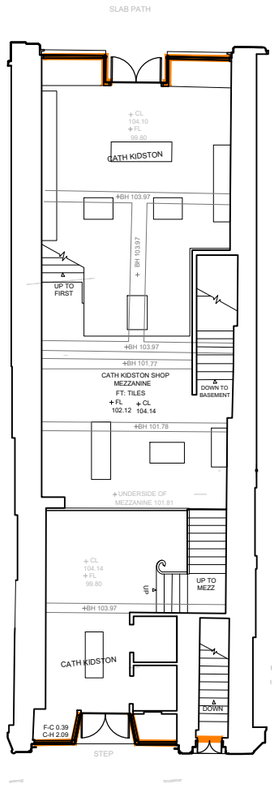
58-66 King Street
Third floor plan showing architectural details

N

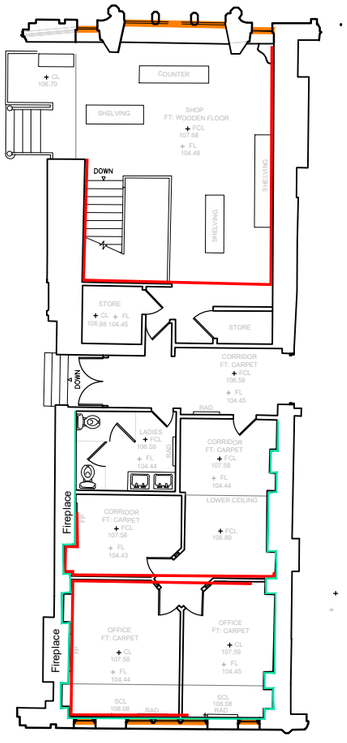
Key:
- Cornice
- Timber panel
- Ornate moulding



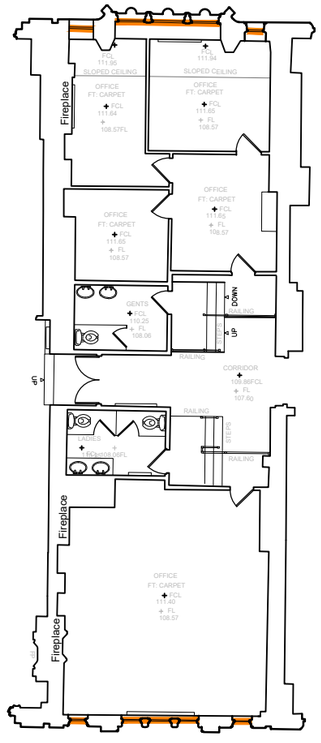
Existing Basement Plan



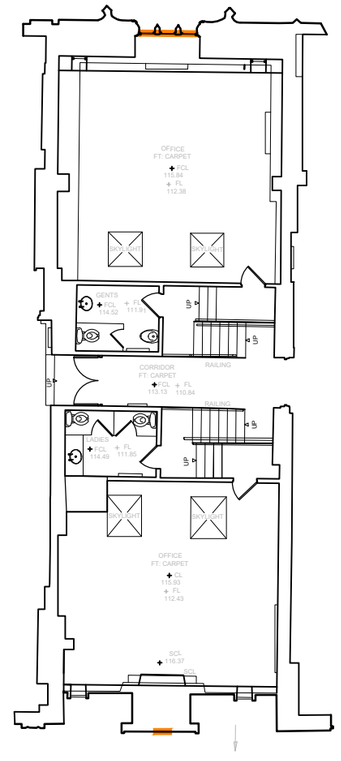
Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan



Existing Third Floor Plan

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0 10 m

Scale at A3 1:200

Figure 14:

62 King Street
Floors plans showing architectural features of heritage value

N

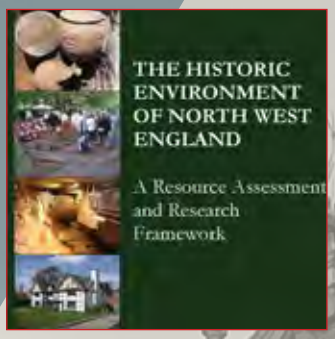
Key:

- Cornice
- Timber panel
- Ornate moulding
- Possible original plaster
- Original door / window
- Original column

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CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



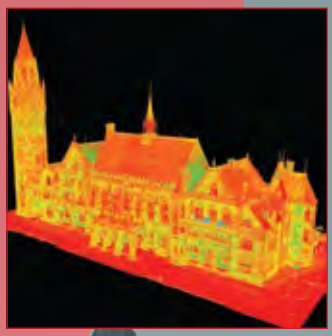
EXCAVATION



BUILDING SURVEY



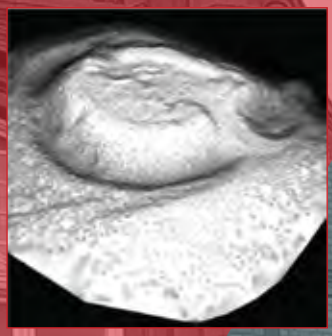
3D LASER SCANNING



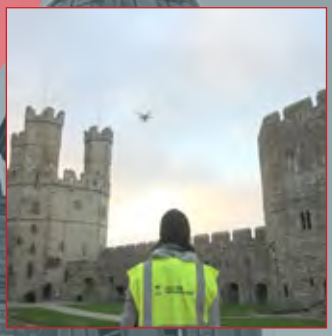
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



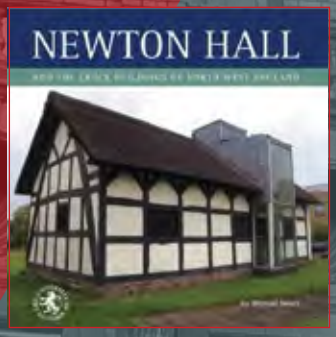
DRONE SURVEYS



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