



Heritage Statement

39-43 King Street, Manchester

on behalf of

37 KS GP Limited on behalf of 37 KS LP

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared by Sixteen Real Estate on behalf of **37 KS GP Limited on behalf of 37 KS LP** in support of an application for Planning and Listed Building Consent to Manchester City Council (MCC).
- 1.2 The application is for the change of use of the basement from retail (Use Class E) to a bar (Sui Generis) at 39-43 King Street in Manchester City Centre. Further details of the proposal can be found in Section 2.
- 1.3 A Heritage Statement has been prepared as the building is located within the St. Ann's Square Conservation Area and close to a number of listed buildings, including a Grade II Listed Building directly adjacent at 35 King Street. The former bank entrance to the frontage of the subject building is also referred to in the listing entry of 35 King Street.
- 1.4 The Statement will identify any historic features and assess their significance and setting. It will also assess the impact of the proposals on the heritage assets.

2.0 Application Proposals

- 2.1 The description of the development as stated on the application form is:
- “Change of use from retail (Use Class E) to a bar (Sui Generis) together with associated elevational alterations and Listed Building Consent.”***
- 2.2 The proposed end user for the unit is Sonata Piano & Cabaret Lounge, a music-led venue in the heart of Manchester, inspired by the cabaret clubs of New York and Berlin.
- 2.3 It will provide live entertainment every night of the week, along with drinks in a bar/lounge setting with capacity for approximately 68 people.
- 2.4 There will only be a limited food offering and there is therefore no requirement for external ventilation.
- 2.5 The basement of 39-43 King Street will provide a self-contained space with an entrance on St. Ann’s Alley. This location lends itself to the bar’s concept, with a unique alleyway leading to the basement entrance and stairs.
- 2.6 In terms of employment, a number of positions will be created including a bar manager, bar and service staff, host, door staff and cleaners.
- 2.7 There will be only minor changes to the external elevations as a result of the development, including new double doors and external lighting as follows:
- Double doors: Metal faced doors (RAL 7021) set within existing opening, with porthole vision panels in toughened/laminated glass.
 - Lighting: External black caged bulkhead downlight.
- 2.8 Internally the proposed floorplan shows a bar, cold room, manager’s office/store room, unisex toilets, stage and customer seating areas.
- 2.9 The basement is currently in a shell condition so there are minimal strip out requirements within the basement to facilitate the works. There will be minor alterations internally at the entrance area leading to the stairs to the basement.

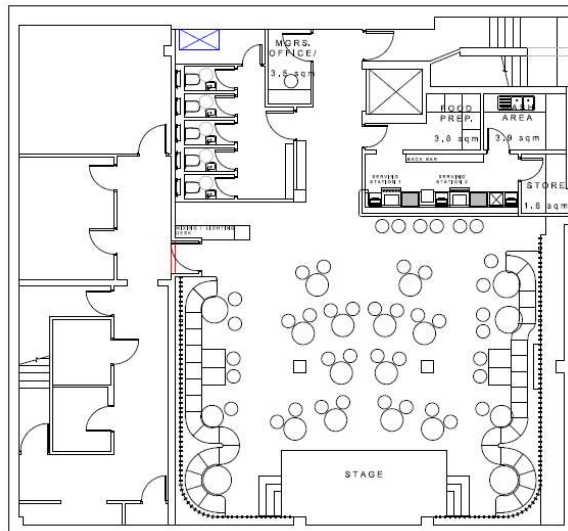


Image 1: Proposed floorplan

- 2.10 The proposed opening hours are 12pm to 2am, 7 days a week. The unit is located within a commercial area with other bar premises nearby. There are no residential properties within the immediate vicinity of the site and therefore no amenity impact upon residential occupiers as a result of the proposal, in compliance with Policy DM1.

3.0 Site Location, Setting and Significance of Heritage Assets

- 3.1 The property is located at 39-43 King Street, on the pedestrianised section of the street, in the heart of Manchester City Centre.
- 3.2 The building consists of a five-storey mixed-use property which was subject to a partial façade retention redevelopment following planning approval in 1993. A section of the original former bank entrance façade was retained, with the remainder demolished and reconstructed.
- 3.3 The former bank entrance (which is not affected in any way by this application) is referred to in the listing entry of the adjacent 35 King St (listing entry no. 1282985). It is considered that this semi-circular arch is the only remaining feature of heritage significance at the subject property.
- 3.4 The lower three storeys are of stone construction to the frontage, with stone detailing and pillars which add visual interest, and more simple brickwork to the rear on the elevation subject to alterations within this application. The upper two storeys have a standing seam cladding system.



Figure 1: Aerial view of building

- 3.5 The property is currently vacant and at an advanced stage of extensive refurbishment following planning approval in July 2020 (ref: 125675/FO/2019) which included its extension and remodelling.
- 3.6 The building consists of office units to the upper floors. The ground floor and basement (subject to this application) was previously occupied by Google UK as a 'Digital Garage' (previously Use Class D1 and now Use Class F1) for a temporary period before this permission expired in June 2019. The lawful use of both floors therefore then reverted back to retail (Use Class E). It is the intention for the ground floor to be fitted out as a restaurant.
- 3.7 The main entrances to the property front onto King Street, with a double fire door to the rear onto St. Ann's Alley.
- 3.8 The adjoining building to the west (known as 35 King Street) is a Grade II Listed Building, while the Grade I Listed St. Ann's Church is located to the north-west.
- 3.9 It is also located within the St. Ann's Square Conservation Area which was designated in 1970 due to the high number of buildings of architectural and historic interest.
- 3.10 The main entrances to the building front onto King Street, with a double fire door to the rear onto St. Ann's Alley which will be utilised for the proposed bar.

Statutory Designations and their Significance

- 3.11 The section provides information about each of the designated heritage assets (including Listed Buildings and Conservation Areas) which are located within an area that could be affected by development proposals at 39-43 King Street.

St. Ann's Square Conservation Area

- 3.12 The building is located within the St. Ann's Square Conservation Area which was designated in 1970 due to the high number of buildings of architectural and historic interest. Many of these buildings are listed, including St. Ann's Church which is the central point of the Conservation Area.
- 3.13 The Conservation Area extends from Deansgate to the west, St. Mary's Gate/Market Street to the north, Cross Street to the east and John Dalton Street to the south. There are many buildings of architectural quality within it, mostly dating from the Victorian and Edwardian period, with some of more recent construction.
- 3.14 In reference to King Street itself, the Council's conservation area appraisal refers to it having a ***"rich variety that comes with renewal and repair of individual properties over a long period"***.

Listed Buildings

- 3.15 The following Listed Buildings have been identified that have a setting which could potentially be affected by development at 39-43 King Street:

- **St. Ann's Church (Grade I)**

Church. 1709-12 (traditionally said to have been designed by Sir Christopher Wren or one of his pupils); restored 1886-91 by Alfred Waterhouse. Sandstone ashlar, hipped slate roof. Classical style. Nave with east apse and west tower. The 2-storey 6-bay nave has coupled pilasters to both levels, the lower being fluted Corinthian and the upper plain, both with cornices, each bay containing large round-headed windows with keystones, and the westernmost a square headed doorway in a large pedimented tetrastyle Corinthian doorcase with fluted columns; and a pilastered parapet (formerly with urns). The semi-circular full-height apse has tall fluted Corinthian pilasters, a full entablature with carved emblems on the frieze, a very prominent cornice, and large round-headed windows with panelled aprons, moulded imposts and enriched keystones. The square west tower has four stages divided by string courses and a mid-height cornice, rusticated clasping corner pilasters to the lower half, a Tuscan pilaster west doorway, coupled round-headed lancets to the second stage, an oculus in a blank arch to the third stage (and clock-faces under segmental pediments in the north and south sides), a belfry stage with coupled fluted Corinthian pilasters framing round-headed 3-light louvred belfry windows with keystones, and a moulded cornice and balustraded parapet (originally surrounding a 3-stage cupola).

- **35 and 37 King Street and attached railings (Grade II)**

GV II 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. C18 work in red brick laid to Flemish bond, with sandstone dressings and a hipped, slated roof with side wall chimneys. C19 work in ashlar sandstone, and late C20 additions in steel and glass.

- **Number 54 and Chop House Public House Thomas's Chop House (Grade II)**

Bar and restaurant. 1901 with late C20 additions. MATERIALS: red brick and buff terracotta, rear part terracotta only. Slate roof. STYLE: elaborate free Jacobean style. PLAN: narrow building at right angles to street extending far back and incorporating No.3 St Ann's Churchyard. 3 main spaces demarcated by arches. All parts of single room width. EXTERIOR: 3 storeys and attic. Single bay facade. Ground floor with chamfered left corner containing a doorway; another doorway to right with window between. Square sub-Corinthian pilasters of red polished granite framing these openings and supporting elaborate mezzanine of glazed terracotta, including moulded corbel. Upper floors have central 2 storey segmental oriel, rising from corbel, with 6-light transomed windows to both floors and foliated panel between them, flanked by banded strips of terracotta and prominent cornice. Attic has pierced foliated parapet over oriel, cross window, and very steeply pitched gable with corner pinnacles, richly foliated cartouche over windows dated 1901, and small broken pediment at the apex. First 2-bays of return side in similar style and then simpler elevation with square headed transomed windows, mostly 3-lights. Rear, No.3 St Ann's Churchyard, narrow

convex facade of buff terracotta over brown faience base course. Renaissance style lettering 'THOMAS'S CHOP HOUSE', and panel on first floor with putti and lettering 'A.1901.D'. INTERIOR: small internal porch. Beyond bar area, extensive display of wall-tiling, light green dado within room furthest from street, cream tiling above extending to ceiling. 2 back rooms each have 2 arches in right-hand wall. All arches lined with green tiling and with alternating raised voussoirs and attenuated key-blocks. Late C20 bar counter and back. A rich example of turn-of-the-century free style architecture with extensive internal tiling. No 3 was added to the List 4/11/76.47 Spring Gardens (Grade II)

4.0 Planning Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides legislative protection for buildings and areas defined as having “***special architectural or historic interest***” over and above that provided by development management.
- 4.2 Section 66 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, local planning authorities should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.3 Section 72 states that with respect to any buildings or other land in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 4.4 It is therefore important to consider the importance of the contribution of 39-43 King Street to the townscape character of the Conservation Area and the impact of the proposed development upon the setting of any heritage assets.

National Planning Policy Framework (NPPF; 2021)

- 4.5 Section 16 of the NPPF is entitled “*Conserving and enhancing the historic environment*”. The following extracts are of particular relevance:
 - Paragraph 194: “***In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.***”
 - Paragraph 195: “***Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.***”

- Paragraph 197: ***“In determining applications, local planning authorities should take account of:***
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.”***
- Paragraph 199: ***“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”***
- Paragraph 200: ***“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”***

National Planning Practice Guidance (NPPG)

- 4.6 The NPPG also includes a section entitled ***“Conserving and enhancing the historic environment”***. It states that ***“What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset”***. It adds that ***“Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance”***. (Paragraph: 018 Reference ID: 18a-018-20190723)
- 4.7 In relation to the setting of a heritage asset, it states that ***“The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.”*** (Paragraph: 013 Reference ID: 18a-013-20190723)

Manchester City Council Core Strategy (2012)

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

- **Policy CC9 (Design and Heritage):** *“Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.”*
- **Policy EN3 (Heritage):** *“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.”*

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

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

5.0 Assessment

Impact upon Conservation Area

- 5.1 The proposed external works are relatively minimal and include only replacement double doors and external lighting, in keeping with the existing design of the building and will have minimal impact upon the wider St. Ann's Square Conservation Area.
- 5.2 The Conservation Area was designated due to the high number of buildings of architectural and historic interest. Views into and across St. Ann's Square are of the greatest significance and while the elevation is nearby, it is hidden away and there will be no negative impact upon the significance of the Conservation Area.
- 5.3 While the pedestrian route which includes St. Ann's Alley is referred to in the Council's Conservation Area appraisal, there will be no negative impact upon the significance of the Conservation Area.
- 5.4 The rear elevation of 39-43 King Street has no special interest in the context of the historic significance of the Conservation Area, with the building having been redeveloped in the 1990's. It is a brick-built elevation which is not a prominent part of the Conservation Area.
- 5.5 The overall building has only negligible heritage significance in the context of St. Ann's Square Conservation Area.
- 5.6 There will be no harm caused by the minor works upon the significance of the Conservation Area.
- 5.7 The proposals are therefore in accordance with the requirements of Policy CC9 and EN3 of the Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990;

Impact upon Listed Buildings

- 5.8 Due to the minor nature of the proposed works, we do not consider that there will be any impact upon nearby listed buildings and their setting.
- 5.9 While the former bank door of 37 King Street is referred to in the listing of 35 King Street, that is located at the frontage of the building which is not affected by the works to the rear or internally.
- 5.10 The building is within the setting of 35 King Street but has a neutral contribution in relation to the significance of the heritage asset.
- 5.11 The nearby listed St. Ann's Church and Chop House and their settings will also not be impacted upon by the works.



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

6.0 Conclusion

- 6.1 This Statement has identified the nearby historic features and their significance and these include the St. Ann's Square Street Conservation Area and several listed buildings.
- 6.2 The proposed scheme has taken consideration of these designated heritage assets and their significance, and it is concluded that there will be no harm caused as a result.
- 6.3 The external works are relatively minimal and include only replacement double doors and external lighting, in keeping with the existing design of the building and will have minimal impact upon the wider St. Ann's Square Conservation Area, nearby listed buildings and the former bank entrance which is referred to in the listing entry of the adjacent building.