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Conway Estates Ltd

92-96 Deansgate

Heritage Statement

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates Ltd on behalf of Conway Estates Ltd. The statement has been provided in support of a proposed scheme for external works to 92-96 Deansgate, Manchester.

1.2 92-96 Deansgate (hereafter referred to as 'the building') was constructed in 1874 as offices. Although the building is not listed, it has been identified as a 'non-designated heritage asset' and is located within the Parsonage Gardens Conservation Area. The main purpose of this statement is to consider the heritage significance of the building, the significance of other potentially affected heritage assets, and to appraise the impact of the proposed scheme on this significance.

1.3 This Statement should be read alongside the submitted plans which have been prepared by AXI Studio Architects. A 'Table of Items' which considers whether the affected parts of the building are original is included at Appendix 1. Figures are set out within Appendix 2, with plates included at Appendix 3.

2. The Application Site and Surrounding Area

Application Site

2.1 92-96 Deansgate is located within Manchester City Centre and within the Parsonage Gardens Conservation Area. It is a five storey building which formerly accommodated a Bella Italia restaurant at ground floor level (which also utilises the first floor for ancillary kitchen and staff areas), and three floors above of vacant office accommodation. The site area covers an area of 0.02 hectares.

2.2 The building was constructed in 1874 originally as offices, and would go on to be the Manchester base of the Lafayette photographic company. The ground floor was occupied by a bank from the early to the late 20th Century whereupon it was changed to restaurant use. The upper floors have remained in office use, but are now vacant and in need of refurbishment. In addition to the internal refurbishment works, the opportunity is being taken to undertake some external works to maintain and enhance the building, which this application is the subject of.

2.3 The building is not Listed but is a positive contributor to the Conservation Area. It is also located within the setting of the Grade II Listed Kendal's Department Store.

Surrounding Area

2.4 The building is bounded to the north by 88-90 Deansgate (also known as Churchgate) which has retail uses at ground floor along with entrance to offices above; to the east by Deansgate, to the south by St Mary's Street, and to the west by 2-10 St Mary's Street which again has commercial / leisure uses at ground floor, with offices above.

2.5 The site lies within the eastern boundary of the Parsonage Gardens Conservation Area. It is within close proximity to the Grade II Listed 98-116 Deansgate, commonly known as the Kendals Department Store, but now a House of Frazer. This is located on the opposite side of St Mary's Street to the south.

2.6 The site is within a highly accessible location within the City Centre. Within a few minutes' walk is a wide range of local shops, amenities and services, and leisure facilities. In terms of access by public transport, the site is located within close proximity to a high number of bus stops, tram stops located at Exchange Square, and within walking distance of Manchester Victoria Railway Station.

Planning History

2.7 The building's recent planning history as available via MCC's online planning register is set out within the table below.

Ref	Description	Decision and Date
129871/LE/2021	Confirmation that Class E office use is lawful for floors 2 to 4 (inclusive) of the building.	**Approved** 17 May 2021
109716/AO/2015/C1	Installation of signage scheme.	**Approved** 1 April 2016
061732/AO/CITY1/01	Erection of 6 x illuminated shop fascia signs and 2 x projecting signs	**Approved** 30 April 2001
059508/AO/CITY1/00	Illuminated PVC scaffold shroud sign	**Approved** 26 July 2000

Ref	Description	Decision and Date
058347/FO/CITY1/00	Use of vacant 2nd floor as ancillary restaurant use with construction of fire exit at ground floor level on St Marys Street	**Approved** 30 March 2000
054607/AO/CITY1/98	Various illuminated fascia and projecting signs	**Approved** 23 July 1998
054176/FO/CITY1/98	External alterations to Deansgate elevation	**Approved** 3 June 1998
040250	a) Illuminated fascia name sign on front and side elevation b) Illuminated projecting double-sided signs x2no. . . c) 4no.illuminated menu boxes d) 2no.1lluminated blackboard signs.	**Approved** 6 December 1991

Table 1: Site Planning History

2.8 The planning history which includes applications dating back to 1991 primarily relate to the ground floor restaurant use of the building.

3. The Proposed Scheme

3.1 The proposals comprise the following:

- Replacement of existing pedestrian entrance door with a glazed door.
- The erection of a decorative lantern above the pedestrian entrance. The building number ('92') will be displayed in the lantern.
- Replacement of existing windows with matching timber framed windows.
- Installation of plant to be located within existing 4th floor terrace and reconfiguration of existing plant within lightwell.
- Erection of single storey metal staircase within lightwell to improve access to existing plant area.

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

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

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

4. The Policy Context

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

National Planning Policy Guidance

Town and Country Planning Act 1990

4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.

4.3 In this instance the development plan currently comprises the Manchester Core Strategy (Adopted July 2012), saved policies of the Manchester Unitary Development Plan (Adopted July 1995) along with associated guidance. The provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

4.4 Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its special interest.

4.5 In considering development affecting the Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural

or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework

4.6 The Revised NPPF was published in July 2018 and updated in February 2019 and sets out the Government's planning policies regarding the conservation of the historic environment.

4.7 Section 16 'Conserving and Enhancing the Historic Environment' and policies 184-202 of the NPPF sets out the heritage context. The NPPF states that Heritage Assets are *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'*.

4.8 Paragraphs 189 and 190 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; sets out that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; and, states that local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

4.9 The site edged red contains no curtilage or setting of note. The application property does however contribute to the wider streetscape setting in this part of the City Centre. This statement demonstrates that the information and significance requirements of national policy have been complied with.

4.10 Paragraph 192 sets out three considerations which local planning authorities should take account of in determining applications.

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.

4.11 Paragraph 193 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 194 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

4.12 Paragraph 195 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset, or that it can be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 196 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

4.13 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly on non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (Para 197)

4.14 Paragraph 200 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

4.15 Para 201 advises '*Not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole'.*

National Planning Practice Guidance (NPPG)

4.16 With regard to assessing substantial harm, National Planning Practice Guidance advises: *'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'* (Paragraph: 017 Reference ID: 18a-017-20140306).

Historic England Guidance

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

Historic England Advice Note 2: Making Changes to Heritage Assets

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

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

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

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

4.20 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and

landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England: Conservation Principles Policies and Guidance

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

Local Planning Policy Guidance

Development Plan for Manchester

4.22 The Development Plan for Manchester comprises the following documents:

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

Manchester Core Strategy Development Plan Document (July 2012)

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

- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, and secure a high standard of design in all development proposals.

- Policy SP 1 'Spatial Principles' states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity; and, that development should create well-designed places that enhance or create character; protect and enhance the built and natural environment.

- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas.

- Policy EN 1 'Design Principles and Strategic Character Areas' sets out that opportunities for good design to enhance the overall image of the City should be fully realised. In the City Centre, consideration should be given to the City's heritage; there will be opportunities to contribute to the experience at street level.

- Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance.

- Policy DM 1 'Development Management: sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; effects relating to built heritage.

4.24 Policy EN 3 'Heritage' advises that 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings and conservation areas'.

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

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

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

4.27 UDP Policy DC19.1 states that in determining applications for listed building consent, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

Other Relevant Policy Documents

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

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

Parsonage Gardens Conservation Area

4.29 The Parsonage Gardens Conservation Area Appraisal will be a material consideration in the determination of the proposed scheme. The guidance sets out the various elements that contribute to the character and appearance of the conservation area, against which any development proposals should be assessed.

4.30 The conservation area was designated in June 1985. The site is located on the Conservation Area's eastern boundary which runs down Deansgate, with buildings on the opposite side of Deansgate falling within the St Ann's Square Conservation Area.

4.31 The conservation area appraisal notes that the 'Conservation Area extends as far south as Bridge Street, which is a busy shopping street of small-scale Victorian and Edwardian

shops, providing a variety of height, material and detail of high architectural and aesthetic quality. Few streets of this kind in Manchester have been preserved in such good condition.'

4.32 The Conservation Area also includes buildings adjacent to the application building (including 88-90 Deansgate and 2-10 St Mary's Street) which although not Listed, are also likely to be regarded as non-designated heritage assets. The only Listed Building which might be affected by the proposed scheme, and which is also located within the Conservation Area, is the Grade II Kendal's Department Store. Due to the limited scale of the proposals, the significance and impact upon the above assets is considered as part of the assessment of impact upon the Parsonage Gardens Conservation Area.

5. Historical Background

5.1 The building was reportedly built in 1874, and named as 'Arcade Chambers' in trade directories of the time. It appears on Goads Fire Insurance Plans of 1888 much as it appears today, with the whole labelled as offices. The architect Thomas Mitchell (who designed Blackpool Winter Gardens, Oldham Free Library, and multiple other schemes) was recorded at the property from 1874 to 1886, and in the Gas Institute list of members for 1881, James Wolstenholm was recorded at number 96, as an extraordinary member.

5.2 Slaters 1886 Directory records Richardson And Co., umbrella manufacturers at number 92 and John Cagney, Shirt Maker at 94. At number 96 was Enoch Holloway, glass and China dealers. 96 is also recorded as 'Arcade Chambers' with several occupants; Kennedy Robinson & Co., coal merchants; Blackway and Chambers, solicitors; George Pearson, tailor; W. H. Hudson, draughtsman; Henry Kemp, commission agent; Alfred brooks, estate agent; Eaton & Holt, surveyors; John H. Gee, mortgage broker; Schwabe & Overhoff, civil engineers; Charles M Waechter. & Co., metal brokers; G. P. Barnes, drysalter, and; J Marsden, estate agent. This may suggest that those first mentioned (at 92, 94 and 96) were located at street level, whereas the others (recorded at Arcade Chambers) were in the floors above, and operated as offices.

5.3 The building appears on the 1891 OS map, with a bank at number 96 (at the corner of Deansgate and St Mary's St) and separate units at 92 and 94. Between 94 and 96 a passage is shown. The light well is also shown as a covered area.

5.4 Lafayette Photography is one of the oldest photographic business in the world, having been founded in Dublin in 1880 by James Stack Lauder, the eldest son of Edmund Lauder, a pioneering and successful photographer who had opened a daguerreotype studio in Dublin in 1853. In adopting the name 'Lafayette', James created a new image for the family business, seeking to prosper from the cachet of a French name. In 1887 James Lafayette was invited to Windsor to photograph Queen Victoria and was granted a Royal Warrant as 'Her Majesty's Photographer in Dublin'. This Royal Warrant, which was subsequently renewed by King Edward VII and George V, conferred enormous prestige and brought with it the title of 'Photographer Royal'. The Lafayette business expanded rapidly in the 1890s, with studios established in Glasgow in 1890, and Manchester in 1892, at the Arcade Chambers.

5.5 On 13th June 1893 and advert appeared in the 'Gas Journal' recording Maurice Schwab at number 96, and advertising 'The 'champion' sulphate of Ammonia plant'. Slaters Directory of 1895 shows a similar situation to previous. Richardson And Co., umbrella manufacturers were still at number 92 and John Cagney, Shirt Maker at 94. 96 is recorded as Arcade Chambers again, with The London and Midland Bank, Limited (branch) recorded at 96A. Arcade chambers records J. Lafayette photographic artist; Thomas F. Wilson, produce merchant; Charles Roberts and Co. financial agent; Walter Walters, tailor; Maurice Simmons, financial agent; Maurice Schwab, Gas engineer; C. W. Elkington, heraldic engraver, and; Henry Paine, pictorial engraver.

5.6 An undated sketch shows the building soon after Lafayette Photographers moved into the building. The sketch shows a recessed fourth floor, ornately decorated and with corner tower. The windows to first, second and third floor level appear much the same as today, containing sashes, although the surrounds appear more ornate. Between each set of windows a stone pattern is discernable, rising up between the floors. The ground floor has an 'arcade' appearance, with large openings or windows to each bay, as well as the corner entrance.

5.7 In 1901 R.G Peers was recorded at number 96 in 'The Electrical Engineer'. The 1908 OS map shows a similar situation to the 1891 map, although here the bank appears larger, perhaps encompassing 94 – 96, with the passage between that and 92. A photograph from the early 20th century (the same photograph was found dated both 1910 and 1935) shows the building at this time. The ground floor differs from the previous sketch, with the large windows that are present today rather than the arcade, along with the ornate surround to the corner entrance. The signage for the 'Midland Bank Limited' lies above the windows to St Mary's Street as well as at least the first two bays to Deansgate. The first to third floors look much the same as the sketch, including the decorative stonework rising between the windows to Deansgate. The fourth floor level differs again from the sketch. Here it appears much the same as today, differing from the floors below with its mismatched rendered appearance over the former ornate coping stones, now appearing as a deep string course. The signage for Lafayette Photographers is visible at third and fourth floor levels on both Deansgate and St Mary's Street.

5.8 By the time of Slaters 1911 directory, numbers 88 – 94 were omitted, with 96 recorded as both London, City and Midland bank Limited (branch) as well as Arcade Chambers. In the latter were Lafayette Ltd., photographic artists; F. Philips and Co., cotton merchants; Thomas F. Wilson, produce merchants, and; Walter H. Barrett, estate agent. In a 1917 Roll of Honour, Captain Frederick J. P. Phillips, retired cotton merchant, was recorded with the address of 96 Deansgate, along with others. The building is recorded as the Manchester Cotton Association Ltd. in 'Cotton Literature' 1931, and again in 1941. However in 1935 were recorded as F. Phillips & Co., raw cotton merchants and brokers, as it appears in Slaters 1911 directory.

5.9 The 1940 OS map showing bomb damaged shows the building outlined in red, suggesting it took external damage during the Second World War. Photographs from 1944 and 1956 suggest likewise, with the first to third floors appearing differently to previous photographs; Here the ornate window surrounds are gone, as well as the linking string courses between them. Likewise, the stone detailing between the windows is no longer present, and the whole appears to be rendered to match the fourth floor. The deep string course between the third and fourth floors is still present, but appears to be less ornate. It also appears that by 1956 Lafayette photography had left the building and that Sun Life Assurance were

present. The 1956 photograph also appears to show a damaged roof. It was likely around this time (c. late 1940s) that the windows were replaced, likely due to bomb damage. Most were replaced with timber framed sashes, with the exception of the corner windows. Three windows facing onto the lightwell to the rear of the building remained (See Appendix 1 items 27, 35, and 36).

5.10 The Associated Metalworks Union were recorded at number 92 in 1973, when Mr. E. Tullock was the general secretary. The Associated Metalworks Union were record at 92 Deansgate in the 'Trade Union handbook', and again in 1985 and 1990. There is very little additional information on number 94. It was likely incorporated into number 92, with both serving the upper floors of the building and 96 being the larger ground floor.

6. Heritage Significance

6.1 The English Heritage Publication 'Conservation Principles: Polices and Guidance' (EH 2008) suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. The parts of the building affected by the proposed scheme are considered against these criteria below.

Evidential Value	The evidential value is medium. The building provides evidence of past human activity in terms of the construction and use of commercial premises in the area during the mid to late 19th Century. The building remains within commercial use, but has been extensively modified, with significant loss of original fabric and features, and so the evidential value is low.
Historical Value	The historical value of the building is medium due in part to its association with the Lafayette Photographic Company.
Aesthetic Value	The aesthetic value is medium. Despite the extensive alteration and loss to the facades, the period within which the building was constructed can be understood, and the building is well maintained.
Communal Value	The communal value is medium. The building is likely to be well known in Manchester, due mostly to its long term use by Bella Italia restaurants, and it forms part of a broader grouping of buildings of this period in and around Deansgate.

Table 2: Heritage Value Criteria

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

Period	The building was erected in 1874 at a time of significant expansion of commercial premises within this part of the City Centre. The significance is therefore medium.
Rarity	Multiple buildings were erected during this period and several still stand today within the area. The significance is therefore medium.
Documentation	This part of the City Centre has been well documented and the building appears in trade directories of the time. The significance is therefore medium.
Group value	Although it has been extensively modified, the building is located in an area with buildings of a similar age, style and function, with which it forms a group. The group significance is therefore medium.
Survival/Condition	The building has been extensively modified since it was originally built, with the loss of original roof feature, ground floor shop windows, decorative elevational features, and the majority of original timber windows. Otherwise, the building broadly retains its historic upper floor fenestration. The surviving part of the building is in good condition. The significance is therefore low/medium.
Fragility/Vulnerability	The building is in good condition and is in no danger of collapsing. It will also shortly be occupied and is within a conservation area. It is not considered to be vulnerable to vandalism or detrimental conditions.

Table 3: Significance Assessment Criteria

Analysis

6.3 The building was constructed in 1874 as an office building. The upper floors appear to have been used primarily as offices and small shops/workshops throughout its history, from estate agents to a photography studio to engravers. In the early 20th century the building appearance was altered, with the modification of the ground and fourth floors, the former likely due to its use as a bank and the latter possibly through Lafayette photographers. During the Second World War the building was damaged and the first, second and third

floors were altered, with the removal of the ornate window surrounds and the likely replacement of the windows.

Heritage Value

6.4 An analysis of the affected building features has been undertaken by Paul Butler Associates with a 'Table of Items' attached at Appendix 1. This confirms that the ground floor entrance dates from the early 20th Century with the door and frame being modern (See Appendix 1, Item 5). All upper floor windows aside from three (which face into the lightwell) are identified as non-original, with the majority likely to date from around 1945.

6.5 Whilst the building has lost much of its original fabric and features, it holds a moderate level of communal, aesthetic, historic and evidential value; forming part of a group of similar buildings of a similar period on Deansgate and within the Parsonage Gardens Conservation Area. The parts of the building affected by the proposed scheme – the ground floor entrance door, the window frames which are to be replaced, and the building's lightwell are regarded as being of low heritage value.

6.6 The majority of the building's heritage value denotes from its external appearance and as a result of its group value with other adjacent and nearby buildings.

7. Impact on Heritage Significance

7.1 This section appraises the proposals against the heritage significance of the building. It should be highlighted that from the outset, the architect has sought to design a solution which has little or no impact upon the building's heritage significance. The heritage significance of this building is primarily related to its setting, and its contribution to the character of the Parsonage Gardens Conservation Area.

7.2 The scheme will involve the replacement of an existing non-original pedestrian entrance door with a glazed door; the erection of a decorative lantern above the pedestrian entrance with the building number ('92') displayed in the lantern; repair of three windows likely to be original; the replacement of non-original windows with matching timber framed windows; the installation of plant to 4th floor terrace and reconfiguration of existing plant

within the lightwell; and the erection of a single storey metal staircase within the lightwell to improve access to the existing plant area.

7.3 With regards to the new entrance door, this will involve the removal of the existing timber door and frame, and for the reveal to be repaired. The new door and frame will be located within the same position as existing. The timber door is likely to be associated with the ground floor of the building's use as a bank, which is when the stone pilasters were likely to have been installed. The use of a glazed door here arguably reflects the original glazed ground floor elevation of the building, but either way, is not regarded as adversely impacting upon the building's setting.

7.4 The erection of decorative lantern above the entrance door is regarded as a sympathetic design solution for increasing the prominence of this entrance, which will serve upper floor office space. Whilst there is no evidence of a precedent for a lamp like this attached to this building, the use of such (then gas-powered) lamps would have been common at the time of the construction of this building. The installation of this lamp is not regarded as negatively impacting upon the setting of the building, and in visually linking it to its late 19th Century construction (both in terms of its design and incorporation of its street number), arguably results in a slight heritage benefit.

7.5 As identified within Appendix 1, just three of the timber windows within the building are likely to be original. These are to be repaired as part of the broader project, which will result in a minor heritage benefit. The remainder of upper floor windows are non original, and will be replaced with matching timber windows. The replacement of windows, some of which are in a visibly poor condition is regarded as having a minor positive impact upon the setting of the building.

7.6 With regards to the works within the building's lightwell and at 4th floor roof terrace level, specifically the reconfiguration of plant and erection of a single storey metal staircase, the sensitivity of these areas is regarded as being extremely low. Therefore whilst the works are in any case to be undertaken sensitively, the building's significance (primarily relating to its external elevations facing Deansgate and St Mary's Street) is regarded as being unaffected.

7.7 In addition to having a minor positive impact on the building's significance, the proposed works which will enable the reoccupation and re-use of the building will contribute towards securing its future.

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

7.8 The Parsonage Gardens Conservation Area is characterised as a 'busy shopping street of small-scale Victorian and Edwardian shops, providing a variety of height, material and detail of high architectural and aesthetic quality'. The fact that few streets of this character in Manchester have been preserved in such good condition is noted within the Character Appraisal. The application building contributes to this character. Whilst its own significance as a non-designated heritage asset is limited, due to the extent of intervention and change, its greatest significance is arguably its contribution to the character of the Parsonage Gardens Conservation Area, and adjacent St Ann's Square Conservation Area. Linked to this is its historic setting being broadly intact.

7.9 The building's ongoing commercial use both at ground and upper floors; the fact that it is of some architectural/historic interest; and it also forming part of a group with neighbouring buildings, ensures that it plays an important role in the character and appearance of the conservation area.

7.10 The outward facing proposed works (i.e. to Deansgate and St Mary's Street) are regarded as having the potential to materially impact upon the Conservation Area, the settings of surrounding non-designated heritage assets, and the adjacent Grade II Kendal's Department Store. As discussed above, the proposed entrance, decorative lantern, and window replacement works are regarded as having a minor positive impact on the character of the Conservation Area. The impact upon other designated and non-designated heritage assets resulting from the scheme is regarded as negligible.

7.11 Although not part of the scope of this application, bringing this building back into productive use, thereby securing its future, is regarded as having a positive heritage impact upon the Conservation Area.

8. Conclusion

8.1 This Heritage Statement provides detailed analysis of the heritage significance of 92-96 Deansgate, Manchester with specific analysis to the affected parts of the building which the subject applications relate to.

8.2 The proposed scheme will see the replacement of the majority of the building's windows, the replacement of an access door with a glazed entrance door with decorative lamp above, along with works within the building's lightwell relating to upgrading the building's plant equipment.

8.3 Whilst the building has at least survived, its historic significance is comparatively low to the majority of surviving buildings of this era within this part of the City Centre. This is due to the loss of original fabric, features, and architectural embellishment. Its significance primarily derives from its window fenestration, the intact nature of its setting, and its contribution to the character of the Parsonage Gardens and St Ann's Conservation Areas.

8.4 The identified heritage significance has helped inform the design of the proposed works. The proposed works are not regarded as adversely impacting upon the historic significance of the building. In accordance with NPPF paragraph 197, based on the limited significance of the building as a non-designated heritage asset, any perceived minor harm would not be regarded as being sufficient to warrant refusal of the application on heritage grounds. In accordance with paragraph 195 of the NPPF, Any perceived harm to the Parsonage Gardens and St Ann's Conservation Areas, or upon the setting of the Grade II Listed Kendal's Department Store would be regarded as less than substantial and outweighed by the limited public benefits of the proposal, which include:

- The proposed glazed door will help to increase natural surveillance and introduce active frontage to this section of the street.
- The installation of a decorative lantern feature which provides a visual link to the history of the building and this part of Deansgate. The building number ('92') will be displayed in the lantern emphasising the building's historic position on Deansgate.

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

- The re-use of the upper floors of the building which will have a positive impact on the regeneration of the area, increasing spending within local shops and services, and encouraging further investment into this key location within Manchester City Centre.

- Creating temporary employment during construction works.

- Investing in a building which is within a highly accessible location, therefore encouraging the use of sustainable modes of transport.

8.5 This Statement has been prepared in accordance with national and local planning policy guidance. The design team look forward to working further with the Council in progressing the proposals through to determination.

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