



16th June 2021

Heritage Statement for the internal refurbishment and refurbishment/extension of existing roof extension to the Grade II listed King Street Townhouse (Nos. 8 and 10 Booth Street), Manchester.

Stephen Levrant Heritage Architecture (SLHA) have been commissioned to prepare a Heritage Statement for the refurbishment of the Grade II Listed King Street Townhouse, Nos. 8 and 10 Booth Street, and the refurbishment and extension of the current modern roof top extension.



Figure 1: Map showing the location of the King Street Townhouse outlined red.



Figure 2: A recent view looking towards the principal north elevation of the King Street Townhouse outlined red.



Figure 3: The rear elevations of Massey Chambers (left) and King Street Townhouse (right).

Statutory Designations

Nos. 8 and 10 Booth Street (King Street Townhouse) was statutorily designated as Grade II Listed on the 3rd October 1974. The original list description is as follows:

*Statutory Address: FORMER MANCHESTER AND SALFORD TRUSTEE SAVINGS BANK, 8 AND 10, BOOTH STREET, MANCHESTER, BOOTH STREET (south side), Nos. 8 and 10, Former Manchester and Salford Trustee Savings Bank
03/10/74*

GV

II

Includes: No.11 KENNEDY STREET. Former bank. 1872, by Edward Salomons. Sandstone ashlar, slate roof. Rectangular plan extending rearwards to Kennedy Street. Renaissance style. Three storeys and attic, five bays, symmetrical, with plinth, bands, prominent bracketed cornice, mansard roof with gable chimneys. The ground floor, treated as a banded rustic, has a central doorway with pilastered architrave and segmental pediment with elaborate carving, and segmental-headed windows with rusticated voussoirs (that at the left end altered as a doorway); the 1st floor is an arcade of large round-headed arched windows with linking impost bands, enriched surrounds including mask keystones, and hollow spandrels, each containing two round-headed lights with a shaft, carved capital, and carved tympanum; the 2nd floor has small segmental-headed windows with enriched stilted architraves; and the attic has gabled dormers with acroteria. Rear facade (11 Kennedy Street) similar but simpler. Interior not inspected.

It should be noted that since the original listing of the building in 1974 the building has undergone substantial alterations during the 1980s, which resulted in only the two external elevations of the building being retained as part of a façade retention scheme. Consequently, nothing remains internally from the original building.

The Site is located close to a number of listed buildings (See Figure 4 below), the settings of which could be affected by the development proposals. The Site is also located within the Upper King Street Conservation Area, and adjacent to the Albert Square Conservation Area (See Figure 4 below).

Consequently, this Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy.



Figure 4: Map looking north across the Site, showing the location of the Site shaded red, the Upper King Street Conservation Area (shaded green), the Albert Square Conservation Area (shaded blue), and the location of identified surrounding listed buildings numbered.

Planning Policy Context

The key planning policy documents are respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2019 (NPPF) and Manchester City Council's Core Strategy (2012).

Planning (Listed Building and Conservation Areas) Act 1990 - With regards to the Planning (Listed Building and Conservation Areas) Act 1990, **Section 72** of the Act is of relevance as it requires the Local Planning Authority to pay special attention to the "*desirability of preserving or enhancing the character and appearance*" of the designated conservation area. Consequently, it is important to consider the Site as a contributor to the townscape character of the Upper King Street Conservation Area, and to consider the impact of the proposed external alterations on this aspect of the wider historic environment.

Section 66 is also relevant to the current scheme, as it requires the Local Planning Authority to "*have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses*" when considering whether to grant planning permission. The Site is also adjacent to a number of listed buildings, the settings of which could be impacted upon by the Proposals for the Site.

The Council is thus, required, by legislation and national planning policy, to have regard to the impact of any Proposed Development which has the potential to affect designated heritage assets or their settings. This consideration needs to be proportionate to the relative significance of the designated heritage asset and the actual impact of the Proposed Development.

National Planning Policy Framework 2019 - The policies in the NPPF constitute the Government's view of what sustainable development means in practice. The definition requires development to give due weight

to the appropriate conservation of heritage assets in order to be defined as sustainable development (**paragraph 8**). This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment. It is thus necessary to demonstrate that the proposals for the site are demonstrably sustainable.

Of particular relevance is **paragraph 189**, which states that *“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.”* (NPPF, 2019).

Historic England’s guidance - This Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England’s Advice Note 12: Statements of Heritage Significance: Analysing Significance in heritage Assets (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment – (March 2015), and Good Practice Advice Note 3: The Setting of Heritage Assets – (as amended December 2017) were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

Proposals

- The Proposals aim to refurbish the existing 2015 hotel scheme, including the refurbishment of F&B and events spaces, the addition of a rooftop bar on 8th Floor, and reducing the current 40 hotel guest rooms to 38.
- The refurbishment of all F&B and events space.
- The reconfiguration of 7th Floor Pool layout to increase size of pool and maximise views out to town hall.
- The replacement of the existing, modern extension façade system to the 2015 roof extension with a more appropriate system.
- The general redecoration of the exterior of the building, introduction of external lighting scheme and replacement of external doors.

Historical Development

Nos. 8-10 Booth Street was constructed in c1874 as the Manchester and Salford Savings Bank, designed by prominent local architect, Edward Salomons on the site of an earlier warehouse called Coronation Buildings, which was demolished in order to construct the new premises.



Figure 5: Goads Fire Insurance Plan of August 1886, showing the ground floor plan of the former Manchester and Salford Savings Bank (outlined red).

The new bank building contained a highly decorative banking hall, located to the centre of the ground floor. The banking hall was elaborately decorated with tiled walls, pink granite columns supporting a decorated plaster ceiling and large central glazed “lay-light” positioned below a tall, glazed dome. To the rear was a secondary service staircase and another entrance exiting through the tall central doors of the Kennedy Street elevation.

A decorative cast-iron and stone staircase led up to the first floor board room, which ran almost the entire length of the front elevation, and contained carved fire surrounds, panelled doors and architrave and richly etched glazed windows. Other areas of the building contained vaults and general offices.

During the 1960s the ground floor level was refurbished/modernised, however it appears this did not extend to the upper floor levels.



Figure 6: The principal front elevation of the former bank as seen in the c1930s, showing that by this time the original front entrance doors had been converted to a window, and the new entrance doors inserted in a window opening to the right.



Figure 7: A view of the main banking hall of the Manchester and Salford Savings Bank, showing the recently completed refurbishment in 1968.

Following the closure of the bank in the early 1980s the listed building was redeveloped to form offices. The substantial alterations resulted in only the two original facades to Booth Street and Kennedy Street being retained forming either side of a new steelwork frame creating a façade retention scheme. No parts of the original interior of the bank survive today.

In 2015 the building was converted for use as a hotel. The hotel scheme included the reuse of the 1980s building (set behind the retained original facades) and a large extension at roof level. The fifth floor formed the lowest level of the new rooftop extension and was solely dedicated to hotel bedrooms. The sixth floor includes a large event space and an external terrace, whilst the seventh floor comprises plant and spa/swimming pool.



Figure 8: A similar view taken after the building was sold for redevelopment in the 1980s, showing the exposed original terracotta clad walls and pink granite columns supporting the raised glazed roof (now all removed).



Figure 9: A similar view as seen in 2020, showing the room's current use as the main bar and dining room of the hotel.



Figure 10: The former bank boardroom at first floor level, as seen in the 1980s prior to all being removed to enable the current façade retention scheme.



Figure 11: The former bank boardroom at first floor level, as seen in the 1980s prior to all being removed to enable the current façade retention scheme.

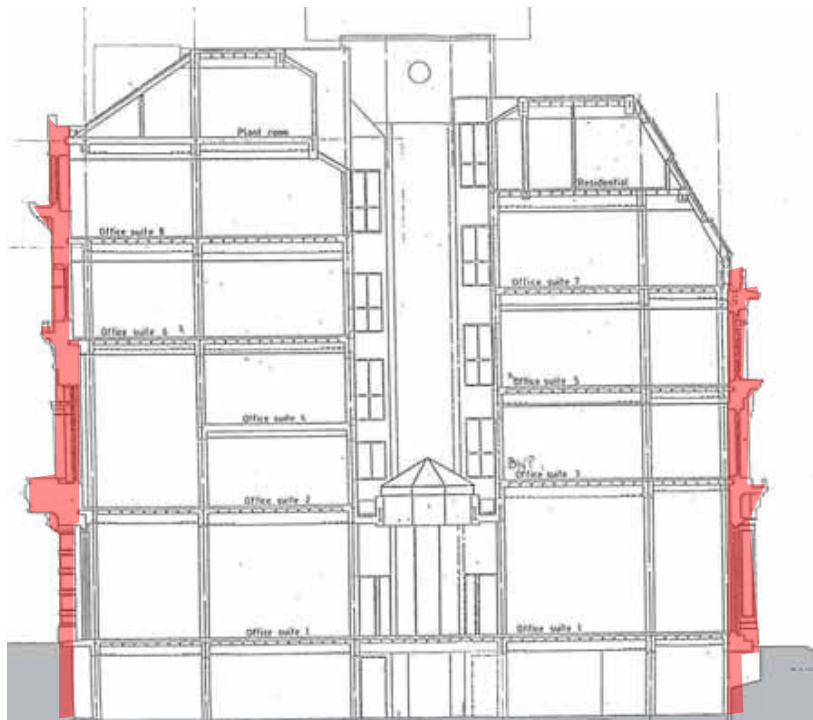


Figure 12: A section through the building showing the implemented 1980s reconstruction of the building here in 2015, prior to the building being converted into the current King Street Townhouse. Note the original glazed roof and banking hall has been replaced with a smaller 1980s version.

The areas shaded red denote the only surviving parts of the original building that survive, those being the north and south elevations.



Figure 13: The ground floor entrance of the former bank, as seen in 2015 prior to its conversion into a hotel.



Figure 14: The main hotel entrance reception area.



Figure 15: The main hotel reception staircase.



Figure 16: The ground floor bar/dining room area.



Figure 17: The ground floor mezzanine lounge area.



Figure 18: The ground floor dining area, beneath the mezzanine floor.



Figure 19: Example of a bedroom.



Figure 20: Example of a bedroom.



Figure 21: The 6th floor event space.



Figure 22: The 7th floor landing.



Figure 23: The 7th floor spa/pool entrance.



Figure 24: The 7th floor hot room area.



Figure 25: The 7th floor pool, looking south across to Manchester Town Hall.

Assessment of Significance

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Site itself and of the settings of the identified heritage assets which could be affected by the proposed development of the Site.

The assessment of significance accords with the requirements of the NPPF (2019) and uses English Heritage's methodology outlined in its 2019 document, "Statements of Heritage Significance". Historic England's "Conservation Principles. Policies and Guidance," 2008, has also been utilised as part of the following assessment.

The following significance plans use the rating / colour system below in order to visually illustrate areas of relevant significance.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building and its architectural design concept and play a major role in reflecting its historic, artistic/architectural or archaeological interest.

Considerable significance relates to those components of the Site deemed to be of special interest. They are *important* to the understanding of the architectural design concept and play a considerable role in reflecting its historic, artistic/architectural or archaeological interest.

Low significance relates to those components of the Site deemed to be of more modest interest. They provide a relatively *minor contribution* to the understanding of the architectural design concept and a modest role in revealing its historic, artistic/architectural or archaeological interest.

No significance/Detrimental features and elements that do not contain any special interest. These can *detract from the significance* of the building and maybe evidence of modern or ad-hoc refurbishments, or poor craftsmanship.

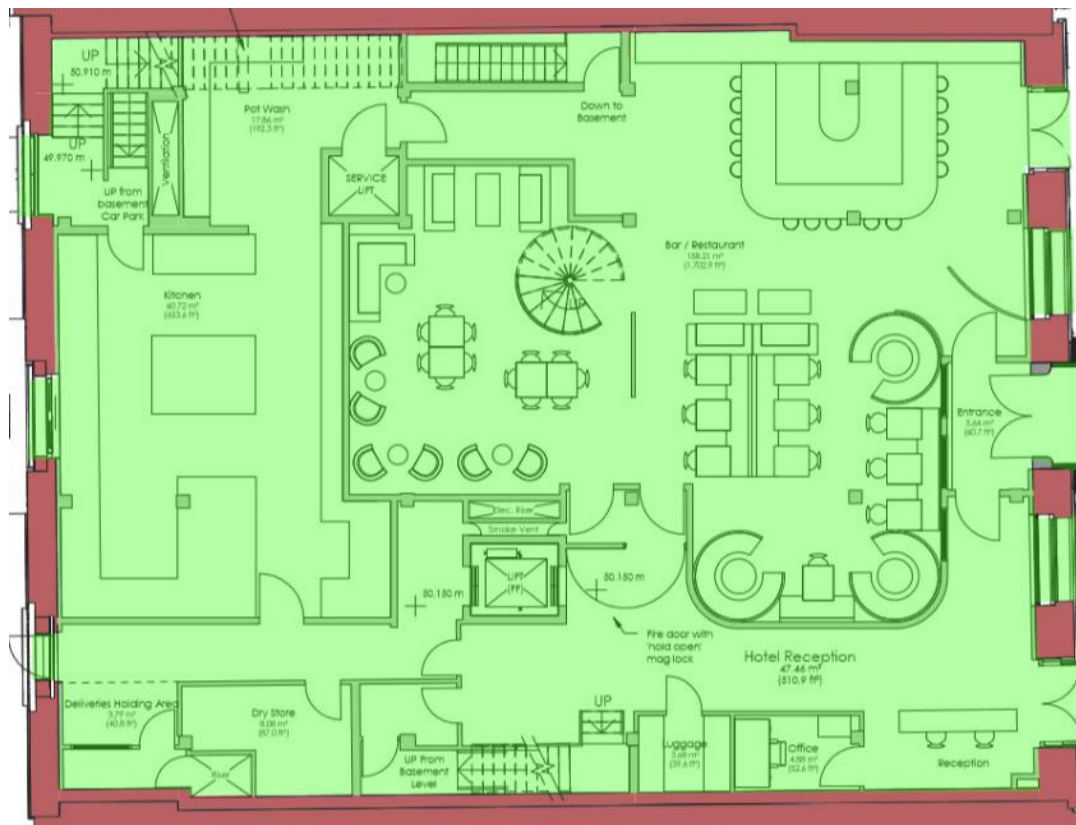


Figure 26: Ground floor level significance plan

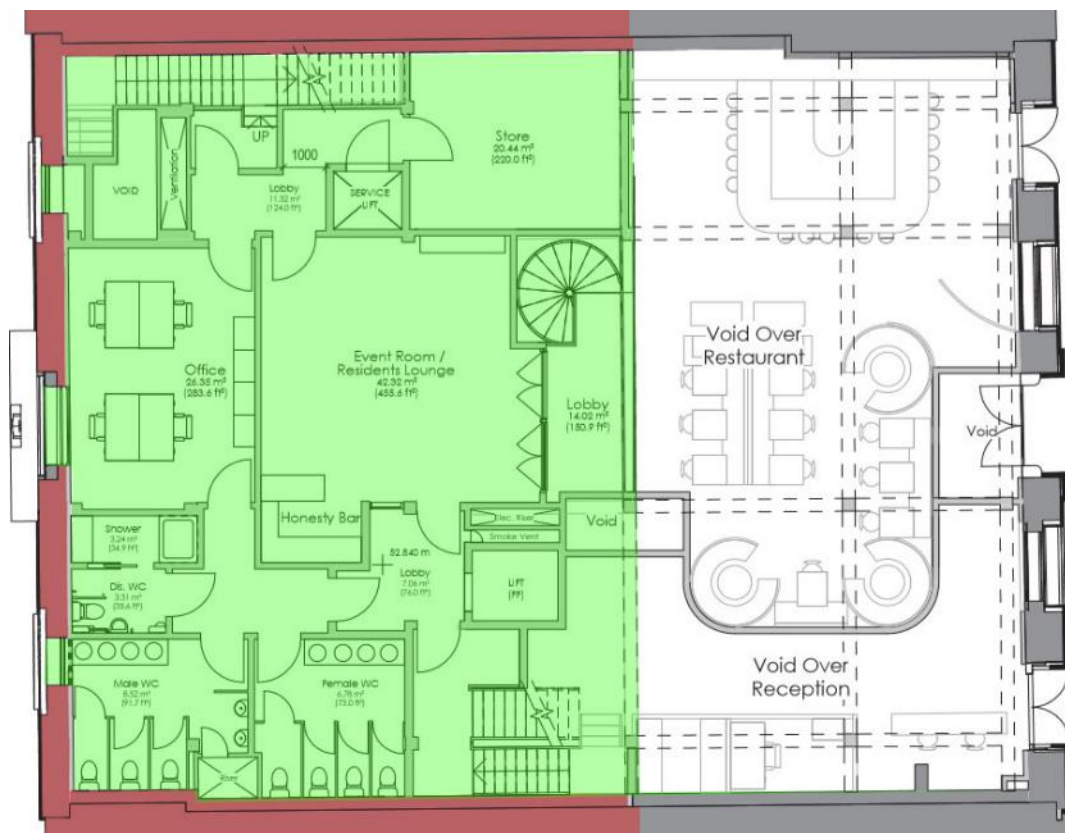


Figure 27: Ground floor mezzanine level significance plan

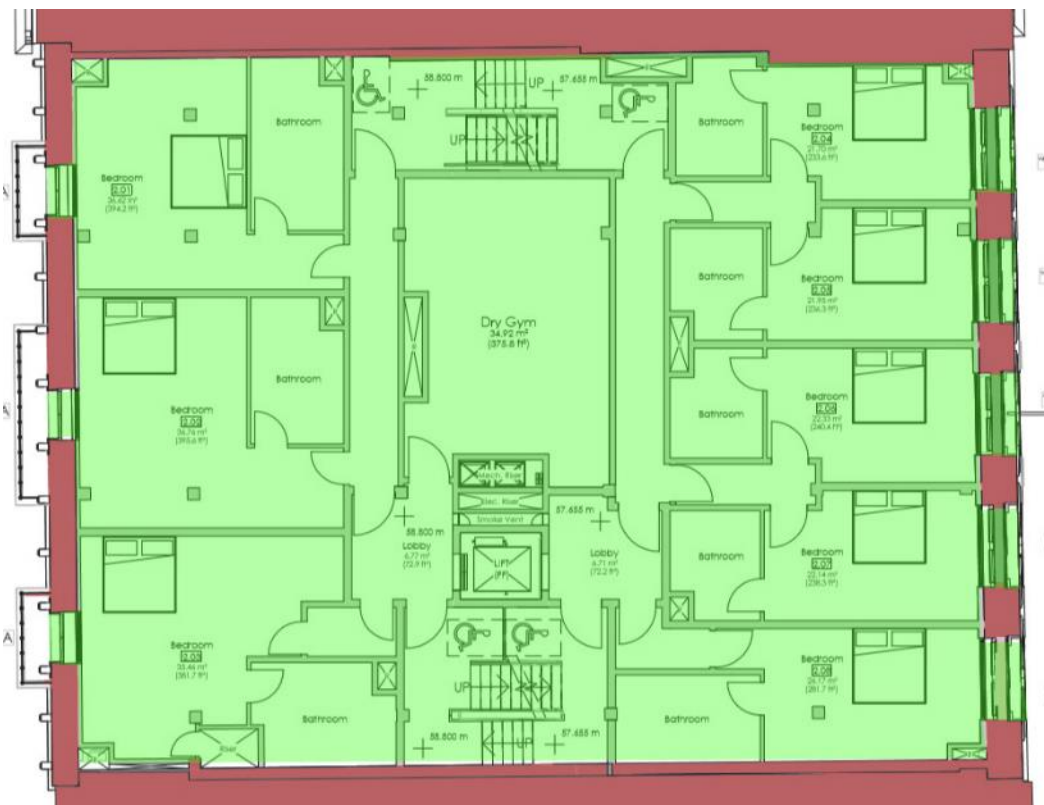
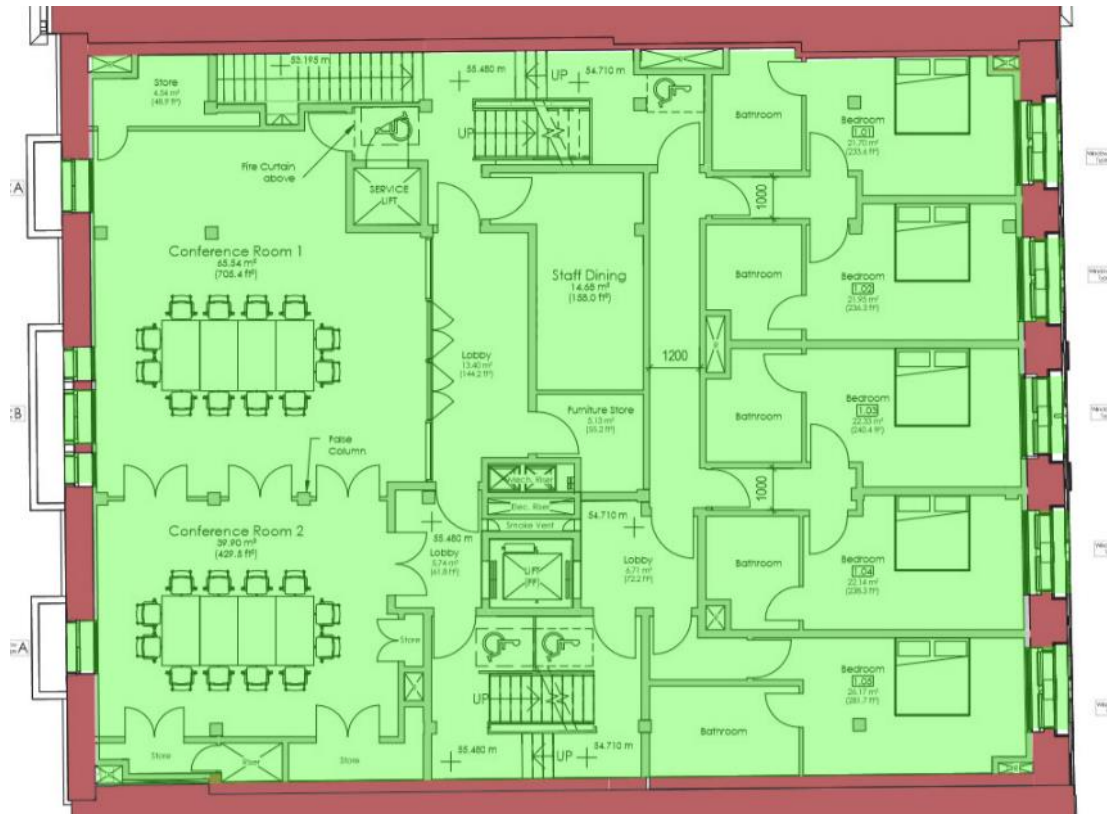




Figure 34: 7th floor level significance plan

Settings of listed buildings

Due to the proposed external works to the Site there is the potential for a visual impact upon the settings of neighbouring listed buildings. Consequently, it is the *contribution* of the setting to the significance of each of the heritage assets needs to be established.

For these purposes, the contribution of the setting to the significance of any given heritage asset is considered to be either **high, medium, low or negligible**. The assessment is presented in tabulated form in Table 2 below. Refer to Figure 4 above for locations of the identified heritage assets.

Table 1 – Designated heritage assets: Contribution of setting to significance			
Number given in Figure 4	Designation	Building	Setting contribution to significance of heritage asset
01	Grade II*	Manchester Law Library, 14 Kennedy Street	The building is understood and appreciated as being part of an evolving urban streetscape, and forms part of a solid street wall of buildings largely dating to the same period and of similar style and materials. The building's setting is best experienced from its principal elevation to Kennedy Street. The contribution of setting to significance, therefore, is low/medium.

02	Grade II	10 Kennedy Street	The building is understood and appreciated as being part of an evolving urban streetscape, and forms the termination of a solid street wall of differing ages and uses of buildings. Although the building has three visible external aspects, its setting is best experienced from its Clarence Street and Kennedy Street corner. The contribution of setting to the significance of the building is therefore considered to be negligible.
03	Grade II	31 Princess Street	The building is understood and appreciated as being part of an evolving urban streetscape along Princess Street, and forms part of a solid street wall of differing ages and uses of buildings. The building's setting is best experienced from its principal Princess Street elevation. The contribution of the setting to the significance of the building is therefore considered to be negligible.
04	Grade II	Massey Chambers	The building is understood and appreciated as being part of an evolving urban streetscape, and forms part of a solid street wall of differing ages and uses of buildings. The design of the building resulted in both its front and rear elevations to be highly decorative, and therefore the building's setting is best experienced from both its Booth Street and its Kennedy Street aspects. The contribution of the setting to the significance of the building is therefore considered to be low.
05	Grade II	King Street Townhouse (8 and 10 Booth Street)	Former Manchester and Salford Trustee Savings Bank (now King Street Town House). The building is understood and appreciated as being part of an evolving urban streetscape, and forms part of a solid street wall of differing ages and uses of buildings. The design of the building resulted in both its front and rear elevations to be highly decorative, whilst its reconstructed roof level is largely unseen from street level. Therefore the building's setting is best experienced from the immediacies of both its Booth Street and its Kennedy Street aspects. The contribution of the setting to the significance of the building is considered to be low.

The Upper King Street Conservation Area

The conservation area is a densely developed urban area at the commercial heart of the city centre. The area is formed by a network of historic streets, which follow an informal grid pattern in a fine urban grain in clear difference to the northern half of the conservation area, which consists of larger, highly decorative buildings occupying, sometimes, entire island sites.

Views of the buildings from Booth Street and its rear aspect on Kennedy Street, are primarily experienced from oblique views whilst traveling east and west along the two streets. Due to the fully built-up and narrow nature of both streets, long range, and even medium range views are not possible to be experienced. As such, the current 2015 roof extension to the King Street Townhouse is largely concealed from view, and imperceptible from street level.

Views of the Site on Kennedy Street are primarily experienced from oblique views when traveling east and west along the two streets, whilst the much narrower back street of Bow Lane provides much more limited views. Due to the narrow width of the streets and the tall, fully built-up nature of their continual street walls, long range, and even medium range views are not able to be experienced fully.

Both Booth Street and Kennedy Street comprise large modern office buildings along with some surviving historic buildings (see Figures 35 & 36 below). Due to the concealed nature of the Site from the adjacent Albert Square Conservation Area, and the minimal rooftop works proposed, it is considered this will not be seen from the Albert Square Conservation Area.



Figure 35: Looking east along Kennedy Street from Clarence Street, illustrating the narrow width of the street and its fully enclosed nature. The Site is located to the right of the image.



Figure 36: A view looking west along Booth Street towards the principal elevation of the King Street Townhouse, illustrating the largely modern and medium-rise nature of buildings in this part of the Upper King Street Conservation Area.

Statement of Significance

The special architectural and historic interest of Nos. 8-10 Booth Street is recognised by its Grade II Listed designation. However, it should be noted that since the original listing of the building in 1974, the building underwent substantial alterations during the 1980s which resulted in only the two external elevations of the building being retained as part of a façade retention scheme. Consequently, nothing remains internally from the original building.

- The building is located within Upper King Street Conservation Area, however, the Site is situated away from the main focus of the conservation area (King Street), and is surrounded by a number of modern, medium-rise redevelopments. Due to the Site being located between two quieter side streets, the buildings' highly decorative two elevations form a prominent, landmark feature of the

Upper King Street Conservation Area, illustrating a surviving element of the 19th century commercial centre of the city centre.

- The building was originally designed as a bank for the Manchester and Salford Savings Bank by prominent local architect, Edward Salomons in 1872-4, and represents the growth and rebuilding of city centre sites during the late-19th century during the commercial expansion of Manchester, and yields **considerable historic interest**.
- The special interest of the building was substantially reduced by the demolition of the entire interior of the building during the 1980s reconstruction of the Site, which left only the two original facades to Booth Street and Kennedy Street surviving. All original windows and doors have also since been replaced, and the original pitched roof re-slatted/reconstructed. Consequently, the significance of the building today lies only with the two surviving elevations to Booth Street and Kennedy Street, which are of which are of **high significance** and **high aesthetic/architectural interest**.
- Due to the total demolition of all areas of the original interior of the building, the interior of the building yields **no heritage interest**.
- All parts of the subsequent 2015 hotel conversion, including the roof extension, yield **no heritage interest**.
- Views of the current rooftop extension of the building are largely unseen from street level due to the narrow width of both streets, and the stepped-back/mansard design of the current reconstructed roof and later additions.

Impact Assessment

Visual Impact (indirect)

Historic England's guidance note on the "*Setting of Heritage Assets*" (Historic Environment Good Practice Advice in Planning Note 3, Second Edition) calls, in general terms, for a more discursive approach to Visual Impact Assessments and a reduced reliance on matrices and technical assessment.

In particular, the guidance states (p. 8) that "*technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.*"

The following brief Visual Impact Assessment is presented in the form of long form text discussion comprising an assessment of the extent of change to the settings of the identified heritage assets which would arise as a result of the proposed development, the impact of that change, and whether any such changes could be considered to amount to either 'harm' or 'substantial harm' within the terms set out by the NPPF.

The degree of impact is defined in the terms set out in **Table 2** below. The assessment of magnitude of impact attempts to be objective and quantifiable as far as possible and descriptions are, therefore, given to demonstrate the reasons for arriving at the level of impact.

In accordance with Historic England's guidance, it is noted that a change to the composition of the townscape does not necessarily affect how heritage assets are appreciated or understood, as *change in itself* does not necessarily equate to either harm or benefit.

Table 2 below defines the terms used to describe the visual impact of the Proposed Development on the setting of the identified listed buildings, whilst **Table 3** outlines the definitions used to express the degree of heritage impact which would result from the Proposed Development on the setting of the identified listed buildings.

Table 2: Definition of physical or visual impact	
Adverse	Where the degree of physical or visual change would result in a demonstrably negative impact on the fabric, setting or character of an identified heritage asset, or the ability to appreciate the defined values of the heritage asset.
Neutral	Where the degree of physical or visual change would result in no demonstrable change to the heritage significance of an identified component of the historic environment, or the ability to appreciate the defined values of the heritage asset.
Beneficial	Where the degree of physical or visual impact would result in an appreciably positive change , or the enhancement of the values of an identified heritage asset, or the ability to appreciate the defined values of the heritage asset.

Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly</i>	Development resulting in alterations to a designated heritage asset which result in	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.

<i>balanced by appropriate mitigation.</i>	minor compromise of its fabric or erosion of its character.	Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in

<i>considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	enhancement of the site's character.	an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.

Key Views

The following four key viewpoints in Figure 37 below have been chosen to illustrate the short and medium-range views of the Site from within the context of the settings of surrounding listed buildings and conservation area.

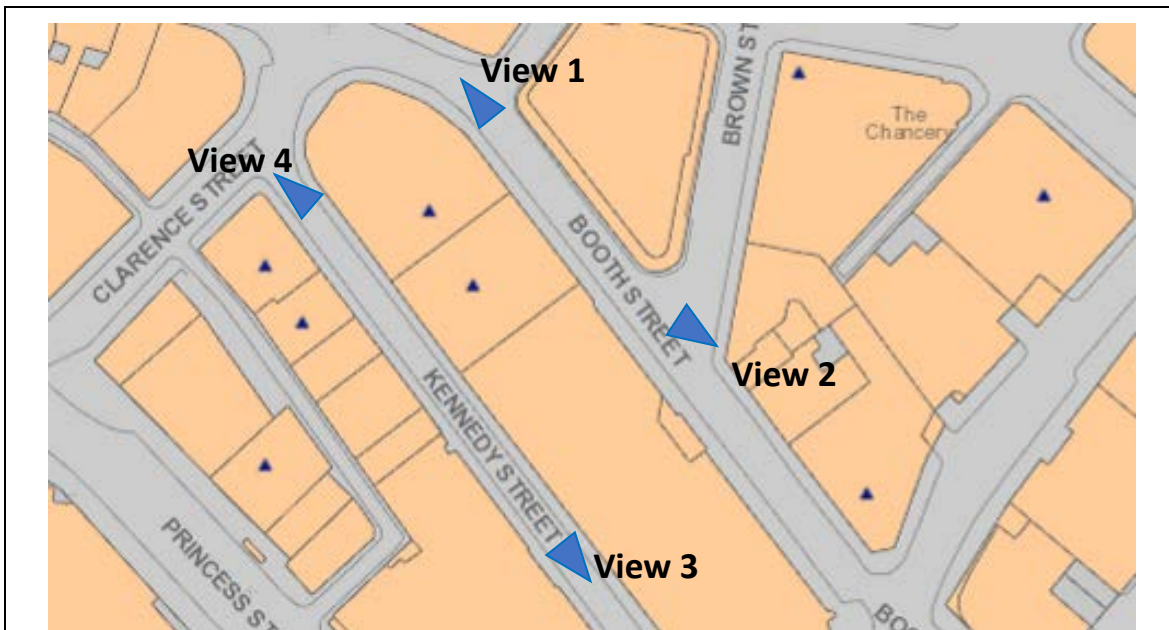


Figure 37: Map showing the key view locations around the Site.

Table 4: Key views



View 1 Existing – This view is experienced whilst looking east along Booth Street towards the principal front of the King Street Townhouse (right). This view illustrates the varied dates and heights of buildings to both sides of the street.

The view illustrates the largely concealed nature of the 2015 roof extension, which is partially hidden from view by its set-back design, surrounding buildings and the glazed façade treatment. The bold use of a terracotta/orange cladding and horizontal banding to the 2015 roof extension is more visible from this viewing location, however, views of the roof extension disappear when traveling to the southern side of Booth Street.



View 1 Proposed –This view illustrates the largely imperceptible nature of the proposed works to the roof level of the King Street Townhouse, which can be seen to introduce a minor stepped-back glazed roof extension to the 8th Floor.

The choice of a totally glazed cladding system across the existing 2015 roof extension and the proposed area of extension (to the right) actively reduces the visual impact of both the existing and proposed roof extensions, replacing the terracotta/orange cladding with clear and fritted glazing that reflects the sky and lessens the overall massing.

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View 2 Existing – This view is experienced when looking west into Booth Street towards the principal front of the King Street Townhouse (left) from Brown Street. This view illustrates the largely redeveloped character of this part of the Upper King Street Conservation Area, which comprises a number of recent, medium-rise office buildings surrounding the Site.

The existing 2005 roof extension to the King Street Townhouse is partially imperceptible against the sky and surrounding new build developments due to the use of glazing and the stepped-back design. However, the use of the bold terracotta/orange horizontal banding emphasises the extent of the extension.



View 2 Proposed – This view illustrates the largely imperceptible nature of the proposed works to the roof level of the King Street Townhouse from this viewing place. The proposed works include the recladding of the existing 2005 extension with clear and fritted glass, and the addition of an 8th floor level, which is set further back to lessen its visual impact from Booth Street.

The choice of a totally glazed cladding system helps to improve the existing visual impact of the 2005 roof extension, whilst further concealing the proposed additions against the sky.



View 3 Existing – This view is experienced when looking east along Kennedy Street towards the rear elevation of the King Street Townhouse to the left. This view illustrates the mixed character of Kennedy Street, which includes listed and non listed historic buildings to both sides of the street, along with modern developments to the far end of the street. All buildings generally conform to a similar datum level with varied roof level treatments/additions.

The mansard roof level of the King Street Townhouse is almost entirely concealed from this viewing place, with the exception of the seven modern, terracotta/orange coloured dormer windows immediately above the eaves level.



View 3 Proposed – This proposed view clearly demonstrates the much reduced visual impact of the existing 2005 dormers, which have had their orange glazing changed to a grey colour palette, and the minor proposed roof addition, which is imperceptible against the sky due to the use of clear and patterned glass.



View 4 Existing – This view is experienced when looking west along Kennedy Street towards the rear aspect of the Site (right), showing the varied historic and modern streetscape and distant backdrop.

The rear elevation of the King Street Townhouse is obliquely seen to the mid-right of the view, and can be seen to be largely dominated by the adjacent modern office building to the far right of the view. The modern, 2005 orange/terracotta coloured roof dormers to the King Street Townhouse are more visible from this viewing place, whilst the mansard roof is largely concealed.



View 4 Proposed –This proposed view clearly demonstrates the much reduced visual impact of the existing 2005 roof extension and dormers resulting from their orange glazing being changed to a grey colour palette, and the existing 2005 roof extension being changed to an entirely clear and patterned glass system, which is extended across the minor addition to the roof level (right), which is imperceptible against the sky due to its minor scale and the introduction of an entirely clear and patterned glass system.

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Visual Impact Assessment Conclusions

The Visual Impact Assessment above comprises a long-form text discussion of the impact upon the identified designated heritage assets. Table 6, below, presents a summary of the individual visual impacts on the settings of identified heritage assets for ease of reference and utilises the recommended ICOMOS methodology of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

Table 6 – Visual Impact Table			
Designated heritage asset	Listing grade	Contribution of setting to significance.	Impact
1 - Manchester Law Library, 14 Kennedy Street	II*	Low/medium	Neutral
2 - 10 Kennedy Street	II	Negligible	Neutral
3 - 31 Princess Street	II	Negligible	Neutral
4 - Massey Chambers	II	Low	Negligible beneficial
5 – King Street Townhouse (8 and 10 Booth Street)	II	Low	Minor beneficial

Physical Impact (direct)

The proposals include the general refurbishment/improvement of the 2005 hotel fit-out to all floor levels. Minor alterations are proposed to the planform of some bedrooms and circulation spaces, and the rearrangement of the ground floor level to provide an improved visitor experience to the restaurant and hotel. All internal alterations will be undertaken to modern fabric of no heritage interest, and no parts of the original front and rear elevations will be affected.

Externally, the proposals include the removal of the principal ground floor entrance doors to the restaurant, which date to the late-20th century, and the replacement of the modern, 2005 glazed doors either side. The chosen doors will be of a metal-framed design, allowing for a more uniformed and symmetrical appearance.

The current 2015 lighting scheme will be replaced by a more sensitive scheme which will highlight previously unilluminated architectural details and openings using discrete units located on concealed ledges. Where this is not possible, small dimension luminaires will be used.

The current ground floor entrance on Booth Street will receive a bespoke lantern pendant fitting, and the five current wall-mounted downlighters will be replaced at a lower level. The current lighting scheme to Kennedy Street will remain, but will have its 2015 luminaires replaced with new versions. The ground floor level of Kennedy Street will receive new luminaires to highlight openings.

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Conclusion

The proposed alterations to the Grade II listed King Street Townhouse (8 and 10 Booth Street) focus on refurbishing the entirely modern internal areas of the building, and as such do not affect the building's special interest. The minor alterations to the high significance external elevations focus on the replacement of three modern external doors onto Booth Street with high quality replacements, whilst a new external lighting scheme aims to be minimal and to utilise the existing locations of light fittings.

Due to the fully enclosed/narrow nature and the heights of buildings along Booth Street and Kennedy Street, the listed building is principally seen from short-range views from the immediate environs of the Site. Additionally, the stepped-back, mansard roof of the King Street Townhouse is largely indiscernible from street level. Consequently, the proposed roof extension and recladding works are considered to actually lessen the visual impact of the more conspicuous 2005 additions.

The Proposals aim to improve/upgrade the previous 2005 scheme and lessen the visual impact of the 2005 roof extension, and are thus considered to be of a **minor beneficial impact to the special interest of the listed building**.

The Proposals are also of a **minor beneficial impact on the character and appearance of the Upper King Street Conservation Area** for the aforementioned reasons above, and will not impact on the adjacent Albert Square Conservation Area. The works result in a neutral/beneficial visual impact on the settings of the identified surrounding listed buildings.

Consequently, it is considered that the Proposals will not result in any unmitigated "harm" to the special interest and settings of the identified heritage assets within the terms of the NPPF and local planning policy.