

Royal London House, 196 Deansgate, M3 3WF – Heritage Statement

Royal London House is a Grade II listed building situated on the corner of Quay Street and Deansgate within the Deansgate/Peter Street Conservation area of Manchester.

196 Deansgate is within the building known as Royal London House, 188-202 Deansgate, Manchester.

The listing notice states:

Insurance office. 1904, by Charles Heathcote. Iron frame with cladding of sandstone ashlar, ground floor of dark brown polished granite; slate roof. Large rectangular plan on island site. Free Baroque style. Five storeys and attic, 15 bays, with 3-bay centre and 2-bay ends breaking forwards slightly; plus set-back chamfered corner to left forming hinge to Quay Street facade and surmounted by octagonal 2-stage turret; banded pilasters to ground and 1st floors, a frieze over each (swagged in the 2-bay ends), giant segmental-headed arcades to 2nd and 3rd floors with chamfered pilasters and modillioned segmental cornices with voluted keystones, prominent modillioned cornice, and vernacular-style triangular gables over the centre and ends, with small segmental dormers between them. Ground floor has central doorway with projected pedimented architrave, and large windows with modern plate-glass; 1st floor has a cross-window above the doorway with blocked semi-columns and open-segmental pediment, and casements in the other bays; 2nd floor has casements with triple keystones, 3rd floor has round-headed 3-light casements; top floor has casements set in colonnades, which form screens to the windows between the centre and ends; attic gables have 3-light casements. Corner to left has 1-light windows with different architraves on each floor, and cupola lantern with small round-headed windows between pairs of blocked colonnettes, stepped modillioned cornice, and domed roof. Right-hand corner has domed cupola. Six-bay return end to Quay Street in matching style. Interior not inspected.

Listing NGR: SJ8352298008

Alterations and refurbishment have taken place at the building which has altered the internal spaces.

Proposed Works:

The proposed works are to supply telecommunications services to a tenant of the building.

The owner of the building (ASA RE A LLP) is aware of the proposed works and their approval has been sought by means of a wayleave agreement between the Owner and Colt Technology Services.

Colt Technology Services propose a core drill into the Basement Bike room of 196 Deansgate. This will have no impact on the building as all works are below ground and will not be visible from the street.

The method of works use a circular core drill which does not create any percussion so will not have any impact on the structure of the building.

Internally, Colt propose the installation of a Building Flexibility Point (B.F.P) which is a non-electrical fibre termination box which will be fixed to the wall in the Basement Bike Room.

The proposed cable route follows existing containment and existing cables and does not require any alterations to the building structure.

Further details around the installation can be found in the accompanying documents.

