Heritage Assessment

Manchester: 26/28 King Street

Proposed New Entrance



T0946_Heritage Assessment Rev A (06.10.20)

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Introduction

This report has been prepared by KMA Studio on behalf of Edwards & Co as part of a Planning and Listed Building Consent application to replace the ground floor entrance door and surround located at 26/28 King Street, Manchester. This entrance from King Street provides shared access to the upper floors above both 26 and 28, the ground floor of both buildings are retail units fronting onto King street.

28 King Street is Grade II Listed and the site lies within the St Anne's Square Conservation Area

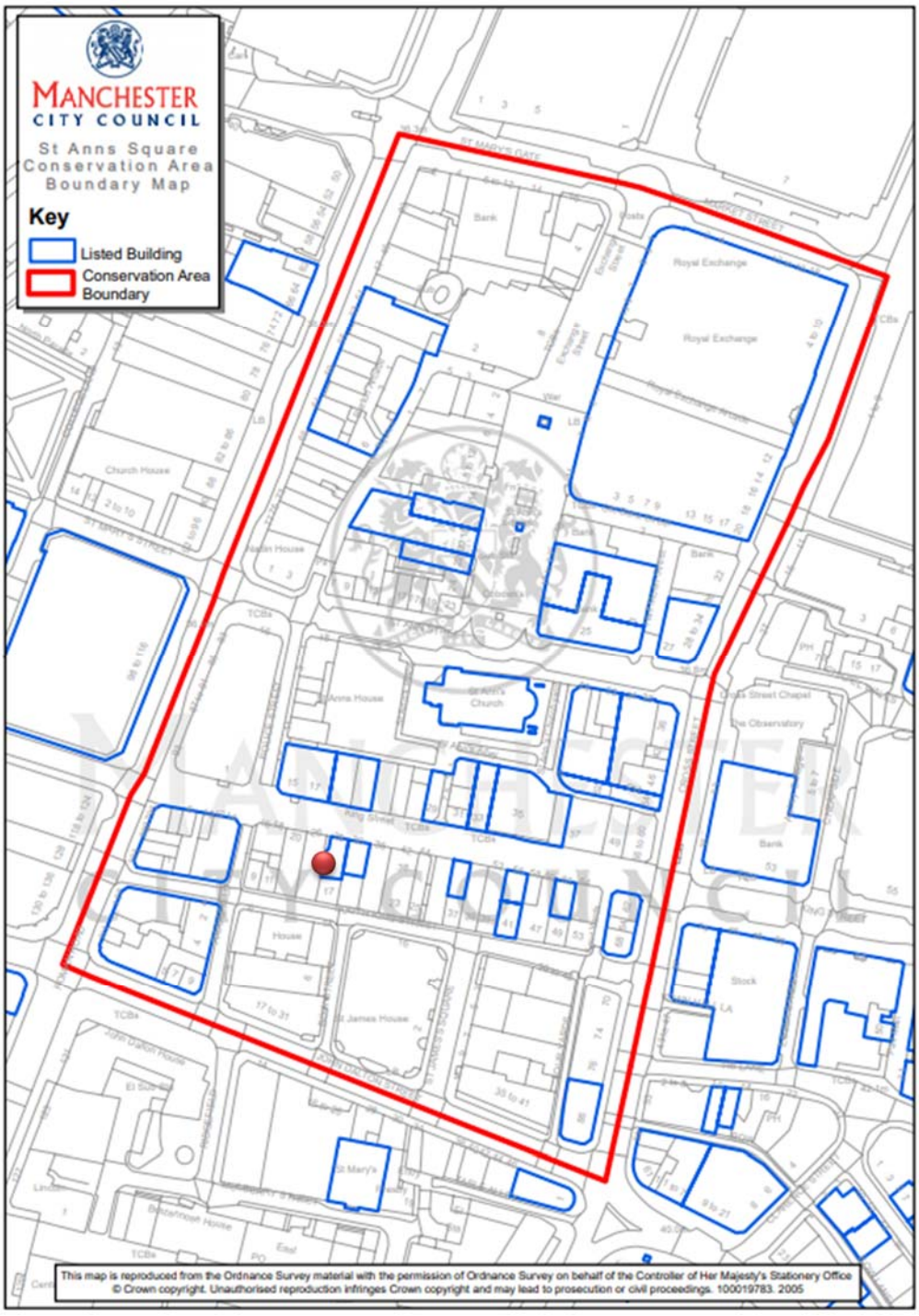
The NPPF provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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."

In order to comply with these requirements, Section 2 of this statement identifies the heritage assets with potential to be affected by the Proposed Development and Section 3 provides an overview of the history and development of the Application Site and surrounding area. Section 4 proportionately assesses the significance and setting of the identified heritage assets and the impact of the Proposed Development on the significance of the identified assets is assessed at Section 5. Conclusions are set out in Section 6.

The Heritage Assets

The heritage assets impacted by the proposal are the Grade II Listed Building at 28 King Street which the existing doorway abuts and the St Anne's Conservation Area where the proposal is located within.

St Anne's Square Conservation Area



St Anne's Square Conservation area lies at the heart of Manchester City Centre and is a significant part of the commercial core. Almost all the buildings within this conservation area are either offices, shops or both. There is a wealth of buildings of architectural quality, the majority being Victorian or Edwardian, few properties remain from the 18th century. Many buildings are listed for their special architectural or historical interest.

This pedestrianised section of King Street is itself a significant part of Manchester City Centre and until recently considered to be a very up market retail destination, unfortunately it has suffered due to the decline of high street retail. However, the street has many historical buildings almost a third of them are listed. The buildings that line this section of King street are similar in massing and function but are very varied in their architectural styles and appearance.

Most of the buildings along this pedestrianised section of King Street typically have independent ground floor retail units with separate accommodation above, usually offices. These buildings vary between 3 to 5 storeys, and there are several office entrances between the retail units that provide independent access to the upper floors.



View along King Street (looking east)

28 King Street

This is a grade II listed building and the following description was extracted from Historic England's records:

Overview

Heritage Category: *Listed Building*
Grade: *II*
List Entry Number: *1282984*
Date first listed: *06-Jun-1994*
Statutory Address: *28, King Street*

This copy shows the entry on 16-Sep-2020 at 14:11:10

Location

Statutory Address: *28, King Street*
The building or site itself may lie within the boundary of more than one authority.

District: *Manchester (Metropolitan Authority)*
National Grid Reference: *SJ 83733 98293*

Listing

This List entry was subject to a Minor Amendment on 08/11/2017

SJ 8398 SE 698-1/27/181

MANCHESTER KING STREET (south side), No. 28

(Formerly listed as Laura Ashley shop)

GV II Shop. Later C19, altered. Painted stucco on brick, slate roof. Narrow rectangular plan at right-angles to street. Three storeys and attic with five-light window at first floor. Double-fronted shop front at ground floor (probably C20); continuous arcaded fenestration to both upper floors, with round-headed arched lights at first floor, square-headed at second floor, both sets of windows set back behind delicate screens of slender cast-iron columns, those at first floor with ornamented open-work spandrels and those at second floor with tendril-like arch-bracing to the head. Prominent dentilled and modillioned cornice over second floor; three-window attic storey with central round-headed two-light window in architrave with segmental open pediment, flanked by square windows under corbel-tables.

Forms group with No. 30 to the left (q.v.).

Listing NGR: SJ8373398293

This listing describes the building's ornate and unusual King Street frontage, concentrating on the original upper floors as the ground floor retail frontage looks to have been remodelled in the 20th century.

The particular doorway entrance that is the subject of this application is not mentioned in the listing of no 28.



28 King Street

History and Development of the Application Site

Existing

This application proposes to remodel an existing entrance doorway on King Street that provides a shared access to upper floor accommodation above nos. 26 and 28.



Existing Site plan

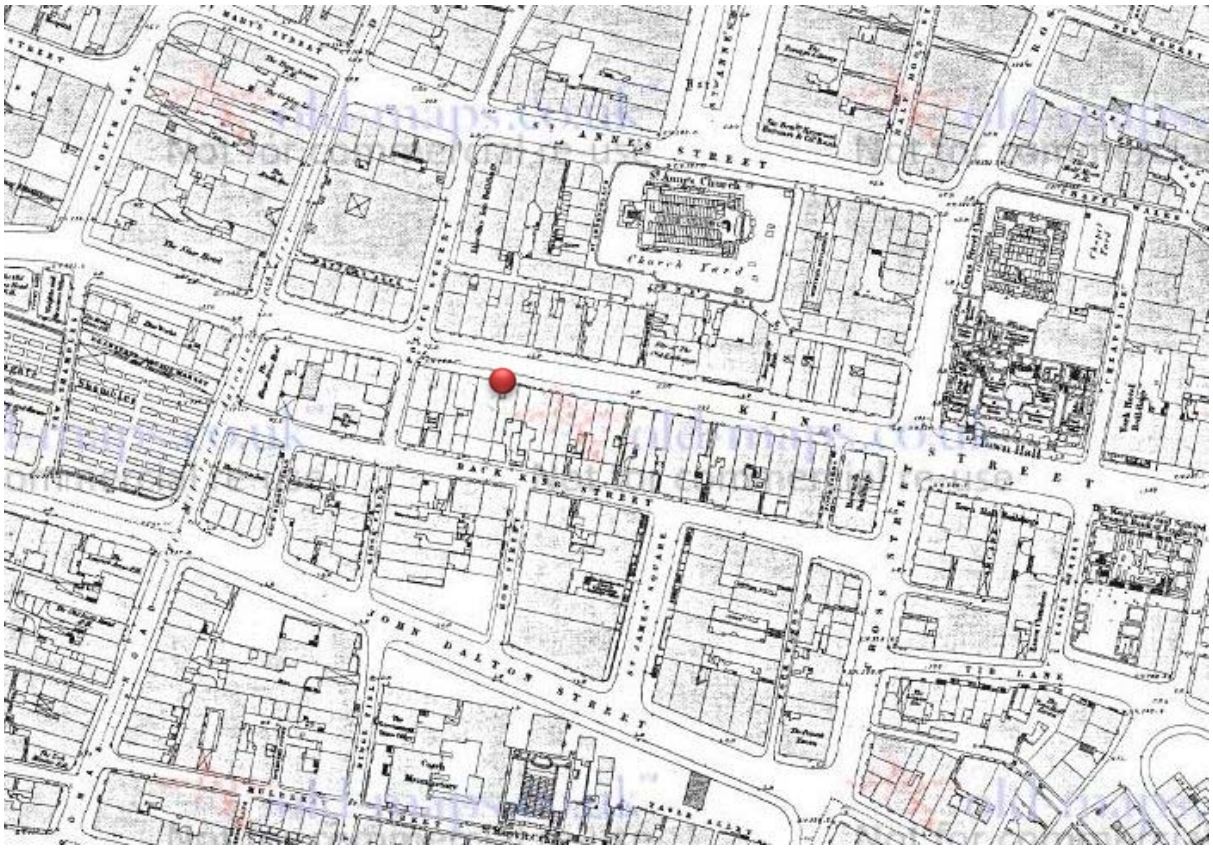
The works propose to remove and replace the door and its immediate surroundings. The existing entrance door and surrounding cladding is not original and is very much of a style of the time it was installed which is estimated to be in the 1980s. The existing double door is very plain with 5 small square glass panes in each leaf and painted black. There is a trapezoidal fanlight above the door. The door surround and returns are clad in a ceramic tile that is similar to travertine.



Shared entrance to 26 & 28 King Street (subject of application)

Site History

King Street is one of the most historic streets in Manchester, its current form was well established by mid 19th century as evidenced by this historical map dating back to 1850.



Historical Map 1850

This historic map shows built form at 26 and 28 King Street and the dates relates to the approximate age of no. 28 according to its listing.

Proposed

A new door and surrounding are proposed to replace the existing. The design of the new entrance is contemporary and sympathetic in response to the context. The proposed entrance is a unified monolithic design using the same natural timber cladding to cover both the door and bulkhead. The proportions of the door opening, and the bulkhead reflect the proportions of the shop frontage and signage of the neighbouring properties. A black surround is proposed to frame the entrance and separate it from the adjacent retail frontages. This frame projects back into the building to clad the sides of the recessed doorway. The door, the soffit to the recess and the panel above the door are clad in projecting timber battens with a natural light oak finish. Each door leaf has a full height glass panel that sits behind the timber battens.



Proposed frontage to King Street



Indicative 3D images of proposed entrance

Assessment of Significance

Significance of the St Anne's Conservation Area

St. Anne's Conservation area is one of the most significant and historical conservation areas within Manchester City Centre, covering a large area from Market St to the north, John Dalton Street to the south, Cross Street to the east and Deansgate to the west. Most of the buildings within this area are office, retail or both.

King Street is one of the most historic streets in Manchester city centre, lined with historic buildings, many listed. This pedestrianised area of King Street is the only section of street that sits within this conservation area and makes up only a small part of the overall conservation area. All these buildings along this section of King Street have a similar form and function with ground floor retail and office accommodation above. Many different architectural styles are presents offering an eclectic mix of frontages at ground level and above. There are several independent office entrances along King Street between retail frontages that provide access to the office accommodation above ground level.

Significance of No. 28 King Street

Approximately a third of the buildings along this pedestrianised section of King Street are listed. The listing to No.28 details the unusual frontage with a delicate cast iron screen in front of the glazing at first and second floor level. The listing also acknowledges that the ground floor retail frontage was remodelled during the 20th century. No 28 is very similar to the majority of buildings that line this pedestrianised section of King Street in terms of height, massing and functional arrangement.

It is assumed that the doorway that is subject this application was also remodelled during the 20th century most recently during the 1980s. The existing design and architectural style of this doorway is very much of its time and bears very little considered relationship with 28 or 26 King Street.

Assessment of Impact

Impact on the St Anne's Conservation Area

This is a large conservation area and when considering the scale of the proposed works in relation to the size of this conservation area it is clear the impact of this proposal will be very minimal.

Impact on No.28 King Street (Grade II Listed)

The design and style of the existing entrance bears no relationship with no.28. The existing entrance sits independently between the two retail frontages of 28 and 26 King Street. The listing of no.28 concentrates on the detail of the façade to the upper floors. The proposed works only have an impact on the setting of the listed building. The existing door and tiled surround that is to be removed is not original and bears very relationship with no.28. Furthermore the proposed replacement has been carefully considered and designed to ensure the proportions of the doorway and bulkhead above are similar to the proportions of the adjacent shop frontages and the proposed materials are a high quality. This proposals will in fact make a more positive contribution to the setting of the listed building than the existing entrance currently does.

Conclusion

The proposed replacement of the office entrance to the upper floors of 28 and 26 King Street has very little impact on the St Anne's Conservation Area due to their comparative scales. The ground floor retail frontage of No.28 was remodelled in the 20th Century and this doorway was remodelled in the 1980s. The existing doorway is poorly designed and does not positively contribute to the conservation area nor the setting of the listed building no.28. The design of the proposed new entrance has been carefully considered in relation to the street frontage and the adjacent listed building, this proposal will therefore make a more positive contribution to the conservation area and the setting of the adjacent listed building.