



24th April 2020

Heritage Statement for the insertion of a doorway between the basement levels of the Grade II listed Massey Chambers and No. 2 Booth Street, Manchester, and realignment of partitions.

Stephen Levrant Heritage Architecture (SLHA) have been commissioned to prepare a Heritage Statement for the insertion of a doorway between the basement level of the Grade II listed Massey Chambers (No. 6 Booth Street, Manchester), and the adjacent, non-listed No. 2 Booth Street, and the realignment or modern partitions.

Massey Chambers was constructed in the mid-1870s as an office chambers, by prominent local architect Edward Salomons, who also designed the adjacent former Manchester and Salford Savings Bank which now forms the King Street Townhouse.

The building was substantially modernised in the mid-1990s to form self contained apartments, however, some original features such as the original staircase, and some tiling to the ground floor entrance survive.



Figure 1: Map showing the location of Massey Chambers outlined red.



Figure 2: The principal front elevation of Massey Chambers as seen from Booth Street.



Figure 2a - Basement plan showing the basement of the Grade II listed Massey Chambers shaded orange, the basement of the Grade II listed King Street Townhouse shaded blue (outside of this application), and the unlisted No. 2 Booth Street denoted by the red star. The proposed location for the new doorway is shown by the red circle.

Statutory Designations

Massey Chambers was statutorily designated as Grade II Listed on the 3rd October 1974. The original list description is as follows:

MANCHESTER

SJ8398SE BOOTH STREET 698-1/27/20 (South side) 03/10/74 No.6 Massey Chambers

GV II

Includes: No.7 KENNEDY STREET. Chambers, now offices. 1872, by Edward Salomons; altered. Sandstone ashlar, slate roof. Rectangular plan. Renaissance style. Basement, 3 storeys and attic, 5 bays, symmetrical; with emphatically enriched round-headed windows at 1st floor under a prominent enriched cornice implying a giant arcade up to that level; a panelled frieze and bracketed cornice to 2nd floor, and a parapet with a large pedimented dormer in the centre. The doorway has an elaborate architrave including pilasters of polished pink granite, lintel with raised and embellished lettering "MASSEY CHAMBERS", prominent cornice and carved pedimented entablature; the ground-floor has recessed sashed windows and above each of these a floating sunk panel with carving under triangular moulding implying a pediment; the arcaded windows at 1st floor have stylised rectangular shafts to the jambs, enriched impost bands and carved spandrels with masks in roundels, and the central window has 2 round-headed lights with a foliated shaft and circular tracery in the head; the 2nd floor has recessed sashed windows (2 lights in the centre) with jambs like those at 1st floor. The parapet has a raised round-headed panel over each bay, each containing a carved figure-head; the dormer in the centre has 2 round-headed lights with a pilastered architrave and carved pediment, and reclining cherub supporters. Rear (7 Kennedy Street): 3 bays, in similar but simpler style. Interior not inspected.

With regards to the Planning (Listed Building and Conservation Areas) Act 1990, Section 66 of the Act 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.

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.

Significance

The basement level of Massey Chambers was originally accessed from Booth Street. In 2015 the conversion of the adjacent Nos. 8-10 Booth Street (which forms the Grade II listed former Manchester and Salford Savings Bank) to form the King Street Townhouse hotel included the extension of their basement level into the basement of Massey Chambers, via two openings between the two listed buildings. Works also included the refurbishment of the basement of Massey Chambers to form VIP dining spaces for hotel/restaurant guests. The Grade II listed King Street Town House does not form part of this application.

The significance of the basement area lies in its retention of its original cast iron columns, brick, barrel-vaulted ceilings and external brick walls, which are all considered to be of **high significance**.

The existing modern floor finishes, lighting and timber/glass partitions date to the 2015 refurb and are of **no significance**.



Figure 3 – The basement level of Massey Chambers, which now forms part of King Street Townhouse.



Figure 4 – The basement level of Massey Chambers, which now forms part of King Street Townhouse.



Figure 5 – The basement level of Massey Chambers, which now forms part of King Street Townhouse.



Figure 6 – The basement level of Massey Chambers, which now forms part of King Street Townhouse.

Proposals

It is proposed to create a new door opening to the centre of the west basement wall of the Grade II listed Massey Chambers, in order to allow access into the adjacent basement of the unlisted No. 2 Booth Street. It is also proposed to reconfigure the associated modern partition walls, which were installed as part of the original King Street Town House conversion. Please refer to the architectural plans/details by EPR Architects for further information.

Impact assessment

Tables 1 and 2 below define the terms used to describe the physical impact of the Proposals on the integrity and authenticity of the Site.

Table 1: Definition of physical or visual impact.	
Adverse	Where the degree of physical or visual change would result in a <i>demonstrably negative impact</i> 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 <i>no demonstrable change</i> 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 <i>appreciably positive change</i> , or the enhancement of the values of an identified heritage asset, or the ability to appreciate the defined values of the heritage asset.

The below Table 2 outlines the definitions used to express the degree of heritage impact which would result from the proposed works on the significance of the listed building.

Table 2: Criteria for defining the degree of physical and visual heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts <i>(physical alteration or change to the site's character)</i>	Indirect heritage impact <i>(visual change to the experience or setting of the site and its context)</i>
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 values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably</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.

<i>mitigated and justified by clear public benefits.</i>		Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. <i>The resultant difference would diminish the value of the heritage assets' significant physical fabric to a minor extent, and will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise 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 minor extent the heritage values of the assets in the view, or the view as a whole, 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, the townscape as a whole, 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</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 is detracts from	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

<i>appreciation of the heritage asset.</i>	the character and its special architectural or historic interest.	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, the view as a whole, or the ability to appreciate its significance.

The proposed insertion of a single doorway through the existing basement brick party wall of the Grade II listed Massey Chambers is intended to simply connect the two buildings internally to allow for the sustainable expansion of future offerings provided by the Hotel.

The removal of a small section of basement wall result in an isolated example of minor works to the historic fabric, which although will affect a small area of high significance original brick basement wall, this level of significance only lies in the original 1870s date and fabric authenticity of the basement structure, and not to any highly decorated building fabric.

The removal and reconstruction of modern partitions will focus on only those partition walls that were installed as part of the current King Street Town House hotel fit-out, and will facilitate better access through the proposed new door opening between the two properties.

Therefore it is considered that the Current Proposals will not result in any unmitigated "harm" to the character, fabric or appearance of the listed building within the terms of the NPPF and local planning policy.

Consequently, this alteration does not detract from the ability to understand and appreciate the heritage values of the building, and is considered to result in a neutral impact on the special interest of the Grade II listed Massey Chambers as a whole.