Heritage Statement

Basement Level at Massey Chambers, 6 Booth Street, Manchester

May 2016

Turley
Heritage

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1. Introduction

1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of King Street Investments in support of a full planning application and application for listed building consent for the part change of use and internal alterations (the 'Proposed Development') to the basement level of the grade II listed Massey Chambers, 6 Booth Street, Manchester (the 'Application Site').

1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the Local Planning Authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the special interest and setting of a listed building.

1.3 The National Planning Policy Framework (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"[1].

1.4 Section 2 of this statement firstly identifies the relevant heritage assets that may be affected by the Proposed Development and Section 3 provides an assessment of the significance of these assets; proportionate to both the importance of the asset and the likely impacts. This assessment is undertaken on the basis of published information, archival research and on-site visual survey.

1.5 Section 4 provides an assessment of the impact of the Proposed Development, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF, and local planning policy for the historic environment (set out in detail at *Appendix 1*).

[1] DCLG, National Planning Policy Framework (NPPF) 2012 – para. 128

2. Heritage Assets

2.1 The NPPF defines a heritage asset as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest."

Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

Listed Buildings

2.3 Massey Chambers was included on the statutory list of buildings of special architectural or historic interest at grade II on the 03 October 1974. The list description states the following (a copy of the full list entry description for the building is included at *Appendix 2*):

"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."

3. Significance of the Heritage Assets

Significance and Special Interest

3.1 The NPPF defines the significance of a heritage asset as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."[2]

Listed Buildings

3.2 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture, Media and Sport and supported by Historic England Listing Selection Guides for each building type.

Assessment

3.3 The following assessments of significance are proportionate to both the significance of the identified heritage asset and sufficient so as to understand the impact of the Proposed Development, given its nature and extent. The assessment has been undertaken on the basis of published information, detailed archival research and on-site visual survey.

Listed Buildings

Massey Chambers (Grade II Listed)

Architectural Interest - Exterior

3.4 Massey Chambers dates to the mid to late 19th century (c.1872) and was designed by noted architect Edward Salomons in the ornate Renaissance style. The building is three storeys (with attic level) and is constructed from sandstone ashlar under a roof of Welsh slate. The building forms part of an urban block set between Booth Street and Kennedy Street to its north east and south west respectively.

[2] DCLG (2012), National Planning Policy Framework (NPPF) - Annex 2: Glossary



Figures 3.1 & 3.2 – Massey Chambers to Booth Street and Kennedy Street

3.5 Massey Chambers is composed of five bays to Booth Street (Figure 3.1), with a central principal doorway forming an overall symmetrical composition. The basement level of the building consists of a rusticated base, interspersed with recessed chamfered window surrounds with 1 over 1 timber sliding sash windows. The opening to the right also consists of a doorway (with modern timber door) providing access to the basement level. As the basement is vacant, the windows and doors have suffered from a lack of maintenance and are currently deteriorating.

3.6 As aforementioned, a central feature of the building is the main doorway which incorporates an elaborate architrave of polished pink granite and stone lintel with lettering ‘MASSEY CHAMBERS’ and a prominent cornice with carved pedimented entablature. The function of the doorway was to raise the principal rooms on the ground and first floors of the building, emphasising their role and importance. Above is the ground floor level with corresponding fenestration and window types, interspersed with decorative pilaster detailing carved into the stonework. The windows to this level are surmounted by floating sunken panels with carvings under triangular mouldings which denote pediments to each of the windows.

3.7 Above the doorway is a central window with two round-headed windows with a foliated shaft and circular tracery to the stonework (Figure 3.3). This window is flanked by a set of arcaded windows with stylised rectangular shafts to the jambs, enriched impost bands and carved spandrels with six masks (one with veil) in the roundels. The second floor of the building incorporates a large projecting cornice with decorative brackets and meander detailing. The windows are recessed with jambs like those found to the first floor of the building with a further cornice above.

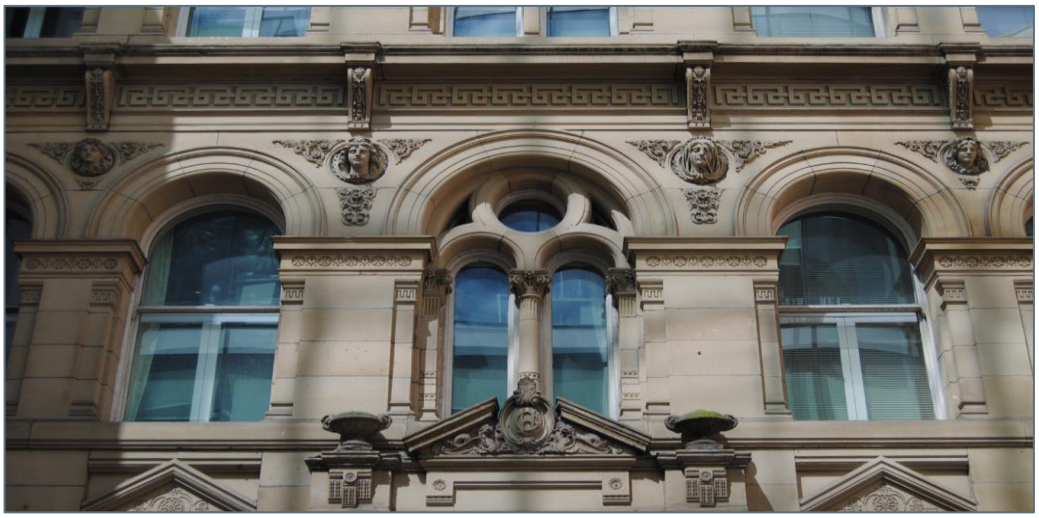


Figure 3.3 – Detail to the Booth Street elevation

3.8 The parapet roof of the building has a raised round-headed panel with a carved figure-head over each bay. The dormer in the centre of the parapet has 2 round-headed lights with a pilastered architrave and carved pediment with flanking reclining cherub supporters (Figure 3.4).



Figure 3.4 – Detail to the Booth Street elevation

3.9 The rear elevation of the building to Kennedy Street is narrower and consists of three bays (rather than five) in a similar design to the front elevation, albeit simpler with less decorative carving to the stonework (Figure 3.2). This elevation also includes two doorways, one timber door set within a recessed chamfered stone surround (providing access to the basement level). The other timber door is taller and incorporates a fanlight with decorative metalwork panel set above a rusticated stone lintel.

3.10 The external elevations of Massey Chambers are robust and provide an overall hierarchy to each of the floors, expressed by the highly decorative elements, principally focussed to its ground and first floors. The building also complements the neighbouring building of No.8-10 Booth Street, also designed by Salomons.

Architectural Interest - Interior

3.11 The hierarchy that is found to the external elevations is likely to have been reflected internally, with the ground and first floors consisting of the principal rooms which would have originally been more finely decorated. The floors above and below would have been less finely decorated, with the basement level treated most plainly due to its functional nature and supporting role. The interior of the building has since been largely altered as a result of its conversion into residential apartments in the late 20th century.



Figures 3.5, 3.6 & 3.7 – Communal areas within Massey Chambers

3.12 The communal area within the building does, however, retain its original staircase with decorative metal balustrades and timber handrail (Figure 3.5). There are also decorative architraves to the windows and doors (with ventilation grilles) together with original vaulted plaster ceilings (Figures 3.6 & 3.7). To the hallway on the ground floor are decorative tiles which appear to be original and delineate the entrances to the apartments on this floor. Whilst access could not be obtained to the flats within the building, marketing particulars indicate that some of the flats within the building appear to retain their original fireplaces. Whilst there has been subdivision to these floors, these original features allow for the former use of this part of the building as commercial offices of some profile and status to remain legible.

3.13 As aforementioned, the basement level was of lower status than the upper floors and was constructed as a purely functional space to support the building above. Due to this functional nature, the basement level is more characteristic of the warehouse building typology, consisting of an open plan floor with brick vaulted ceilings supported by cast iron columns at irregular points. These features allow for an understanding of the construction methods for the building and its lesser role in the hierarchy of floors.



Figures 3.8 & 3.9 – Basement level to Massey Chambers

3.14 The basement level is accessed off Booth Street via a modern steel and concrete staircase and by Kennedy Street via a sandstone staircase (believed to be original). Archival research appears to suggest that the basement level was never internally accessed from the upper floors of Massey Chambers and independently accessed off Kennedy Street to the rear. The basement has three sash windows to Booth Street and one to Kennedy Street. There is evidence that their sills originally incorporated glass bricks to allow additional light into the basement, they have, however, since been covered both externally and internally.

3.15 As part of its conversion in the late 20th century, the walls to the basement have been 'tanked' (sealed) to prevent water ingress into the basement. A number of soil pipes also run through the basement from the upper floors. There are also remnants of modern partition walls associated with its previous use. Further modern alterations have also been undertaken, including the addition of modern flat ceilings and stair soffits at intervals within the space. The original floor has been removed and replaced a new floor/screed.

3.16 Overall, Massey Chambers retains original decorative features to the upper floors of the building which allow for its former use as commercial offices to remain legible, particularly to the communal areas.

Historic Interest

3.17 Massey Chambers is of historic interest as a commercial building constructed for Thomas Jepson (a local solicitor) in the mid to late 19th century. The building is one of a large number of commercial buildings constructed in Manchester City Centre in the mid to late Victorian period. The building first appears on the 1891 town plan of Manchester on the site of the demolished Buck Hotel (also referred to as the 'Buck Tavern', 'The Buck' and 'The Buck Inn').

3.18 The building is also of historic interest due to its association with Edward Salomons (1828-1906). Salomons was an Anglo Jewish architect based in Manchester who was active during the late 19th century. He was noted for his Gothic Revival and Italianate style and prominent commissions in Manchester, including the Manchester Jewish Museum (1875) and the Manchester Reform Club (1870), both of which are grade II* listed.

3.19 Salomons played an active role in the cultural and artistic life of the city and amongst his involvement with other organisations in the city; he was twice president of the Manchester Society of Architects (MSA), which he helped to found.

Summary of Significance

3.20 The significance of Massey Chambers is principally invested in its robust and well detailed external elevations, and the contribution they make to the streetscape within this part of Manchester City Centre. Its significance can be summarised as follows:

- The architectural interest of Massey Chambers is principally derived from its external elevations, designed in the ornate Renaissance style in the mid to late 19th century. The building is highly decorated with carvings and has a strong symmetrical composition.

- The interior of the building has been altered and reconfigured as part of its conversion works into residential apartments in the late 20th century. It does, however, retain architectural interest within the communal areas of the principal floors, helping to understand the composition of the external elevations. The functional nature of the basement remains legible and the brick vaulted ceilings supported by cast iron columns and the open plan form of the spaces makes a degree of contribution. The basement is, however, a lower status floor and makes a negligible contribution to the significance of the listed building relative to the contribution made by the upper floors.

- The building is principally of historic interest as an attractive mid to late 19th century commercial building designed by noted architect Edward Salomons for the solicitor, Thomas Jepson.

- The building holds group value with the neighbouring No. 8-10 Booth Street being designed by the same architect and to a similar design (albeit more decorative). The building also contributes to the wider streetscape of impressive late 19th century commercial buildings constructed within this part of Manchester City Centre.

4. Assessment of Impact

Summary of Legislation and National Planning Policy

4.1 Under The Planning (Listed Buildings and Conservation Areas) Act 1990, Manchester City Council, in determining the submitted full planning application and application for listed building consent, has a statutory duty to pay special attention to the desirability of preserving listed buildings, their setting or any features of special interest it may possess. The meaning of 'preservation' in this context, as informed by case law, is taken to be the avoidance of harm. The key heritage issue to be taken into consideration is therefore the effect of the proposed internal works upon the special interest and significance of the listed building.

4.2 In accordance with paragraph 128 of the NPPF, the significance of the listed building has been described at Section 3.

4.3 Paragraph 131 states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

4.4 Paragraph 132 requires when considering the impact of a Proposed Development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance'[3].

4.5 A full review of the heritage legislation, national and local planning policy and guidance relevant to the determination of the applications is set out at *Appendix 1.*

Planning History and Context

4.6 The upper floors of Massey Chambers were converted from offices into residential apartments in 1994 (045670/LO/CITY1/94). As part of these works, it is noted that *'the former restaurant use to the basement is to be maintained*[4]*'* which confirms the use of the basement at this time. As part of these works, elements of the basement were partitioned / subdivided.

4.7 In 2002, a change of use of the basement level to a dental surgery (class D1) was approved (065214/FO/CITY1/02) and in 2004, planning permission was granted to change the use of the basement level to a restaurant (class A3) which was approved (073384/FU/2004/C1). Sub-division of the basement level has therefore been previously approved.

4.8 Since then, planning permission (104475/FO/2013/C1) and listed building consent (104478/LO/2013/C1) for external and internal works at No. 8-10 Booth Street was

[3] DCLG (2012) National Planning Policy Framework (NPPF) – Annex 2: Glossary
[4] Manchester City Council (1994) Application Ref: 045670/LO/CITY1/94

granted by Manchester City Council on 17 March 2014. The approved development includes the conversion of the grade II listed former office building into a 40 no. bed hotel with ancillary bar, restaurant and conference facilities with rooftop extension. The hotel, known as the King Street Townhouse Hotel, is now open to the public.

4.9 More recently, full planning permission and listed building consented was granted by Manchester City Council on 25 November 2015 for the part change of use (into class C1) and internal alterations to the basement level of Massey Chambers and the creation of openings through into the neighbouring hotel development (Refs: 110085/LO/2015/C1 & 110084/FO/2015/C1).

4.10 The Proposed Development at Massey Chambers is intended to form part of this hotel development and support its use whilst also introducing new complementary facilities. These include:

- Reconfigured Cold Food Preparation Area; and
- Conference and meeting room facilities.

The Proposed Development

4.11 The Proposed Development involves the part change of use (remainder of the basement) to Class C1 and alteration of the basement floor of the grade II listed Massey Chambers. This includes the part subdivision and reconfiguration of the internal space.

4.12 The application proposals have been informed by pre-application discussions with both planning and conservation officers at Manchester City Council in January 2016 and April 2016.

Principle of Change of Use

4.13 Massey Chambers is no longer in the use for which it was originally designed. The upper floors of the building were adapted for use as residential apartments in the late 20th century (c.1994) with the basement level in use as a restaurant. The floor was converted into a dental surgery in 2002 and later returned to a restaurant use in 2004. Since then, the basement level of the building has remained vacant. Part of the basement was incorporated into the wider King Street Townhouse Hotel following the receipt of planning permission and listed building consent in 2016.

4.14 The Proposed Development will allow for the remainder of the basement level to be used as part of the neighbouring hotel development at No 8-10 Booth Street. It will bring this part of the listed building back into full viable use and will support the adjacent hotel.

Impact on the Significance and Special Interest of Massey Chambers

4.15 The basement level within Massey Chambers currently consists of a mix of open brick vaulted ceilings supported by cast iron columns and modern flat ceilings and stair soffits. It is proposed to subdivide part of this floor level with modern partition walls in order to accommodate the proposed uses (conference and meeting rooms). These partitions

have been carefully positioned and well designed to ensure minimal physical impact on original or historic fabric. The proposals incorporate clerestory glazing between the partition walls and vaulted ceiling (where possible) in order to allow for a continued appreciation of the ceiling and original volume of the space.

4.16 Following pre-application discussions with Manchester City Council, the proposals have been reconfigured to reduce the size of the consented food preparation area and reconfigure the location of the proposed conference and meeting rooms. This revised scheme significantly reduces the amount of partition walls within this space, allowing for a continued appreciation of the cast iron columns and vaulted brick ceiling. This appreciation has been maintained through the use of clerestory glazing and full height glazing to the partition walls.

4.17 The proposals originally involved the use of full height glazing but this has since been revised to present a more informal arrangement to help support the frame whilst also avoiding the appearance of a standard office/commercial space. The frame itself will be timber panelled, in-keeping with the interior of the hotel. This approach was agreed with officers at Manchester City Council during pre-application discussions.

4.18 The brick vaulted ceilings and cast iron columns will remain exposed and visible in all the communal areas and private rooms. Original proposals involved the use of acoustic insulation to the ceiling of the conference room for noise attenuation, concealing part of the exposed vaulted brick ceiling. Following pre-application discussions, this has been omitted.

Statutory Duty and NPPF Policy

4.19 The application proposals have been subject to extensive pre-application discussions and a series of measures have been designed into the scheme to ensure there is no conflict with the existing features, namely the retained exposure of the brick vaulted ceiling and cast iron columns through the use of clerestory glazing, full height glazing and reversible partition walls. Overall, it is considered that the part subdivision of this space will not cause harm to the listed building and the proposed works are associated with the viable use of this space.

4.20 For these reasons the Proposed Development fully addresses s.16 and s.66 of The Planning (Listed Building and Conservation Areas) Act 1990. As set out above, it is concluded that the significance of the listed building will be sustained in accordance with paragraphs 131 and 132 of the NPPF.

Local Policy

4.21 The proposed works are in keeping with the provisions of Policy DC19.1 of the Manchester Unitary Development Plan, which states that "*the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings …. [and] will not permit any external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character*".

4.22 The works are also in keeping with Policy CC9 of the Manchester Local Development Framework (LDF) Core Strategy, which states that development in Manchester City Centre should preserve or enhance heritage assets and new development must support the range of uses the Council expects in the City Centre. The proposed works involve the refurbishment of the building to allow it to be brought back into active and full uses and therefore are in keeping with Policy EN3 which states that "*Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.*"

5. Summary and Conclusion

5.1 This Heritage Statement has been prepared by Turley Heritage on behalf of King Street Investments in support of a full planning application and application for listed building consent for the part change of use and internal alterations to the basement level of the grade II listed Massey Chambers, 6 Booth Street, Manchester.

5.2 The significance of Massey Chambers is principally invested in its robust and well detailed external elevations, and the contribution they make to the streetscape within this part of Manchester City Centre. The interior of the building has been altered and reconfigured as part of its conversion works into residential apartments in the late 20th century. It does, however, retain architectural interest within the communal areas of the principal floors, helping to understand the composition of the external elevations.

5.3 The proposals involve the part subdivision and reconfiguration of the basement level of the building, allowing for the space to be used as part of the neighbouring hotel development at No. 8-10 Booth and to support and complement its use.

5.4 The application proposals have been subject to extensive pre-application discussions and a series of measures have been designed into the scheme to ensure there is no conflict with the existing features, namely the retained exposure of the brick vaulted ceiling and cast iron columns through the use of clerestory glazing, full height glazing and reversible partition walls. Overall, it is considered that the part subdivision of this space will not cause harm to the listed building and the proposed works are associated with the viable use of this space.

5.5 The proposals are considered to sustain the significance of the grade II listed Massey Chambers, in accordance with s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant paragraphs of the NPPF, Core Strategy Policy EN3 and UDP Policy DC19.1.

Appendix 1: Heritage Legislation, Policy and Guidance

Heritage Legislation and Planning Policy Considerations

Statutory Duty

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for:

"(s.7) … any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest…"

In determining such applications the following duty is placed upon the decision maker:

"s.16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

National Planning Policy

The National Planning Policy Framework, 2012

The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. Chapter 12 outlines the Government's guidance regarding the conservation and enhancement of the historic environment.

Paragraph 128 of the NPPF outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 129 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal . . . They 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.'

Paragraph 131 elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses

consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 requires when considering the impact of a Proposed Development on the significance of a designated heritage asset, that great weight should be given to the asset's conservation and the more important the asset, the greater that weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification. It is noted that substantial harm to or loss of a grade II listed building should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 133 states that where a Proposed Development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm and or loss is necessary to achieve substantial benefits that outweigh that harm or loss, or all of the following apply:

- "the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use"

Paragraph 134 requires that where a development proposal 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, including securing its optimum viable use.

Consideration of 'Harm'

The statutory duty to have special regard to the desirability of preserving the special interest and setting of a listed building is a matter which should be accorded considerable importance and weight.

In the event that harm is perceived to arise from proposals, the NPPF provides a policy framework at paragraphs 133 and 134 within which such harm can then be weighed against public benefits bearing in mind the considerable weight to be attached to the statutory duty.

The National Planning Practice Guide (NPPG), published 6th March 2014, provides guidance on how to assess if there is substantial harm. This states:

"What matters in assessing if a proposal causes substantial harm is the impact on the significance of the asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgement 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 addressed. The harm may arise from works to the asset or from development within its setting."

Local Policy and Guidance

Manchester Core Strategy, July 2012

Policy EN1 (Design Principles and Strategic Character Areas) requires that developers within the City Centre consider the City's heritage and continue the *"rich pattern of activity in the core area"*.

Policy EN3 (Heritage) states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of the City Centre. New development should support and enhance the historic environment and the character, setting and accessibility of listed buildings. The support text (paragraph 12.21) confirms that:

"The re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance."

Manchester Unitary Development Plan (saved policies)

Policy DC19.1 (Listed Buildings) states that, when determining applications for listed building consent, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of listed buildings and to protecting their general setting.

In giving effect to this policy, the Council will, inter alia, not permit any external or internal alteration or addition to a listed building where there would be an adverse effects on its architectural or historic character.

Guidance

National Planning Practice Guidance, 2014

Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

Appendix 2: List Entry Description for Massey Chambers

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: MASSEY CHAMBERS

List Entry Number: 1208073

Location

7, KENNEDY STREET
MASSEY CHAMBERS, 6

The building may lie within the boundary of more than one authority.

County:
District: Manchester
District Type: Metropolitan Authority
Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 03-Oct-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 387940

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

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.

Listing NGR: SJ8394098183