Heritage Statement

Gusto at Elliot House, Deansgate

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1.0 Introduction / Purpose of Document

1.1 This Heritage Statement has been prepared by BB Heritage Studio to accompany the Planning Consent Application for Gusto on Lloyd Street within Elliot House, Deansgate which is being submitted by Bridge Architects on behalf of Living Ventures.

1.2 BB Heritage Studio provides built heritage advice and consultancy services. It is led by Bernadette Bone who is a qualified architect with over 15 years experience of designing in historic environments. Bernadette is an RIBA Accredited Conservation Architect (RIBA CA) and has a Post Graduate Diploma in Building Conservation (GradDiplConsAA).

1.3 Elliot House is a Grade II listed building located in the Deansgate / Peter Street Conservation Area and as such this Heritage Statement has been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the conservation area and adjacent heritage assets in sufficient detail to understand the potential impact of the proposals on their significance.

1.4 A Heritage Statement was produced for the recent application submitted by Bridge Architects on behalf of Bruntwood for the change of use from Library (use class D1) to form an extended restaurant demise (use class A3). That application was approved on 6th June 2014 (ref. no: 105431/FO/2014/C1), together with an application for listed building consent (ref. no: 105432/LO/2014/C1). This Heritage Statement echos the conclusions of the statement produced for that application and provides further information specific to this application relating to the significance of the existing interiors and the proposed restaurant fit out works.

1.5 This report consists of seven parts. Following this introduction the second section outlines the heritage context focussing principally on the characteristics of the Deansgate Conservation area. The third part describes the historic background and provides a description of the building drawing on various sources. The fourth part contains an assessment of significance which is followed in section five by an outline of the proposed works and assessment of impact. The sixth part considers the statutory requirements and the seventh part contains the conclusions.

2.0 Heritage Context

2.1 Elliot House is located within the Deansgate / Peter Street Conservation Area and adjacent to the Albert Square Conservation Area.

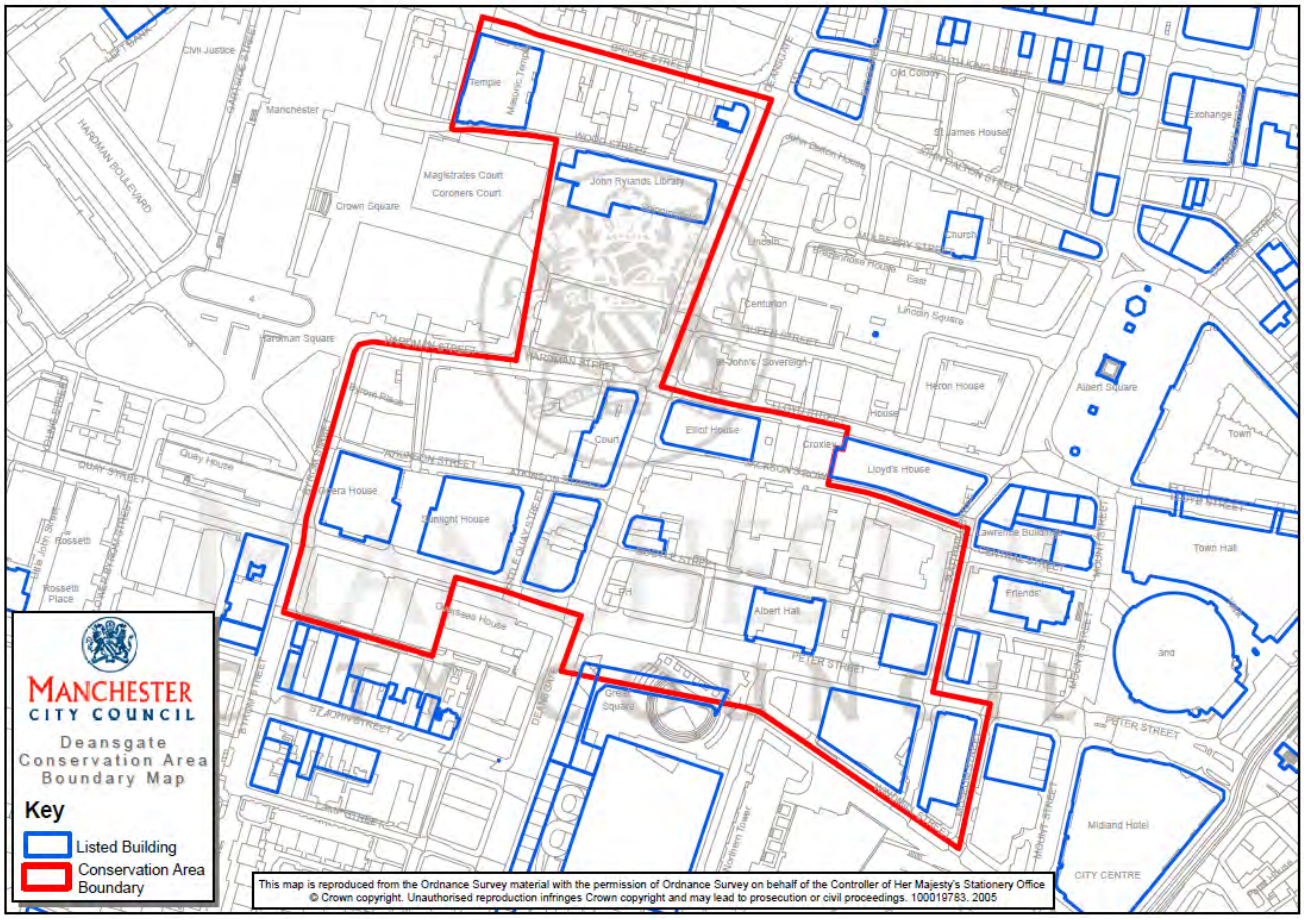


Fig.1 Deansgate/ Peter Street Conservation Area Map

2.2 The Deansgate / Peter Street Conservation Area was designated by the City Council in June 1985, and focuses on an area including that surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street. It connects to adjacent designated conservation areas which form different 'character areas' in the city centre. As such it only includes a portion of Deansgate, most of the remainder of the street being incorporated in the adjacent Castlefield, Parsonage Gardens, St. Ann's Square, Albert Square and Cathedral conservation areas.[1] The adjacent Albert Square Conservation Area is of interest to this application as the application site (Elliot House) is at the boundary of the Deansgate / Peter Street Conservation Area, adjacent to the Albert Square Conservation Area.

2.3 The conservation area appraisal by Manchester City Council highlights that Deansgate is one of Manchester's most historic routes. It describes how this area of Manchester was used for agricultural purposes until development accelerated in the 18th century. The creation of a quay on the River Irwell greatly influenced early development in this area as Quay Street became an important route from the River Irwell into the centre.

2.4 The conservation area appraisal states that the area today is predominantly one of commercial buildings but also contains a significant number of places of assembly. Elliot House is not highlighted specifically in the appraisal but

[1]Deansgate / Peter Street Conservation Area Appraisal documentation

can nonetheless be said to make a significant positive contribution to the immediate conservation area context due to the quality of the external materials and detailing of the elevation.

2.5 There are a number of other listed buildings in proximity to Elliot House both in the Deansgate and adjacent conservation areas. They include Lloyds House (16-22 Lloyd Street / 30-43 Jacksons Row) and The Courthouse (184-186 Deansgate) both Grade II.

2.6 It should be noted that the proposals do not affect the setting of any other listed building within the Deansgate / Peter Street conservation area or other adjacent conservation areas.

3.0 Historic Background & Description of the Building

3.1 Elliot House is located on Deansgate, Manchester and is bound by Lloyd Street to the north and Jackson's Row to the south. It is a Grade II Listed building.

3.2 As highlighted in the Conservation Area Appraisal, Deansgate is one of Manchester's most historic streets and principal routes in Manchester. It can be clearly seen to Casson & Bury's plan circa 1710-50 (Fig 2 below). Quay Street can also clearly be seen on this map extending from Deansgate to the River Irwell. The area around the junction of Deansgate and Quay Street is shown as beginning to transform from agricultural use, with the orthogonal street pattern starting to be laid out.

3.3 By the late 1700's the area which now forms the Deansgate / Peter Street Conservation Area had been fully laid out and predominantly developed as shown to the extract from William Green's map of 1794 over the page (Fig 3). The area which forms the application site had been laid out and built up as shown to the more detailed extract to Fig 4.

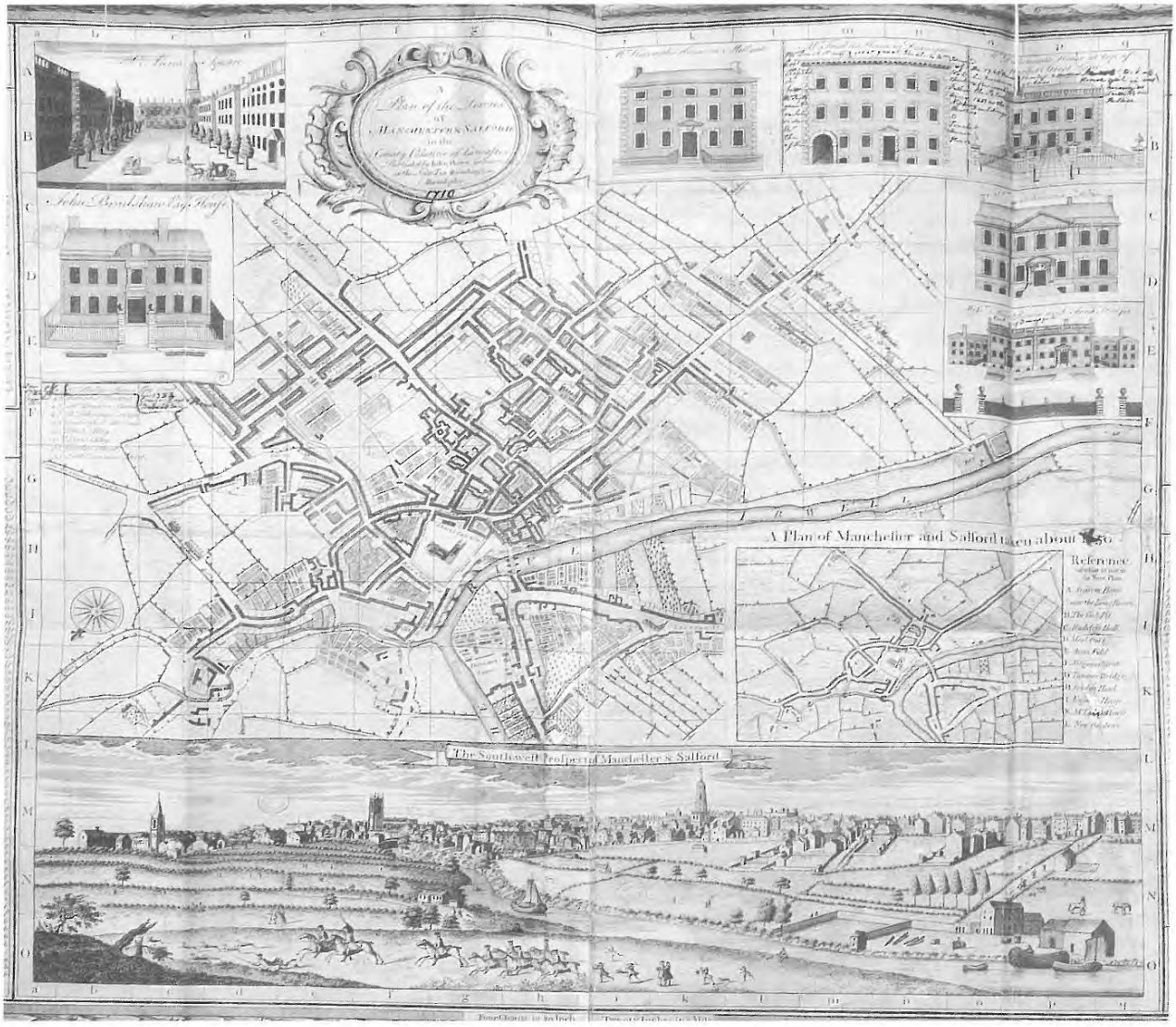


Fig. 2 Casson & Bury's plan circa 1710-1750



Fig. 3: Extract from William Green's map of 1794



Fig 4: Detailed extract of application area from William Green's map of 1794

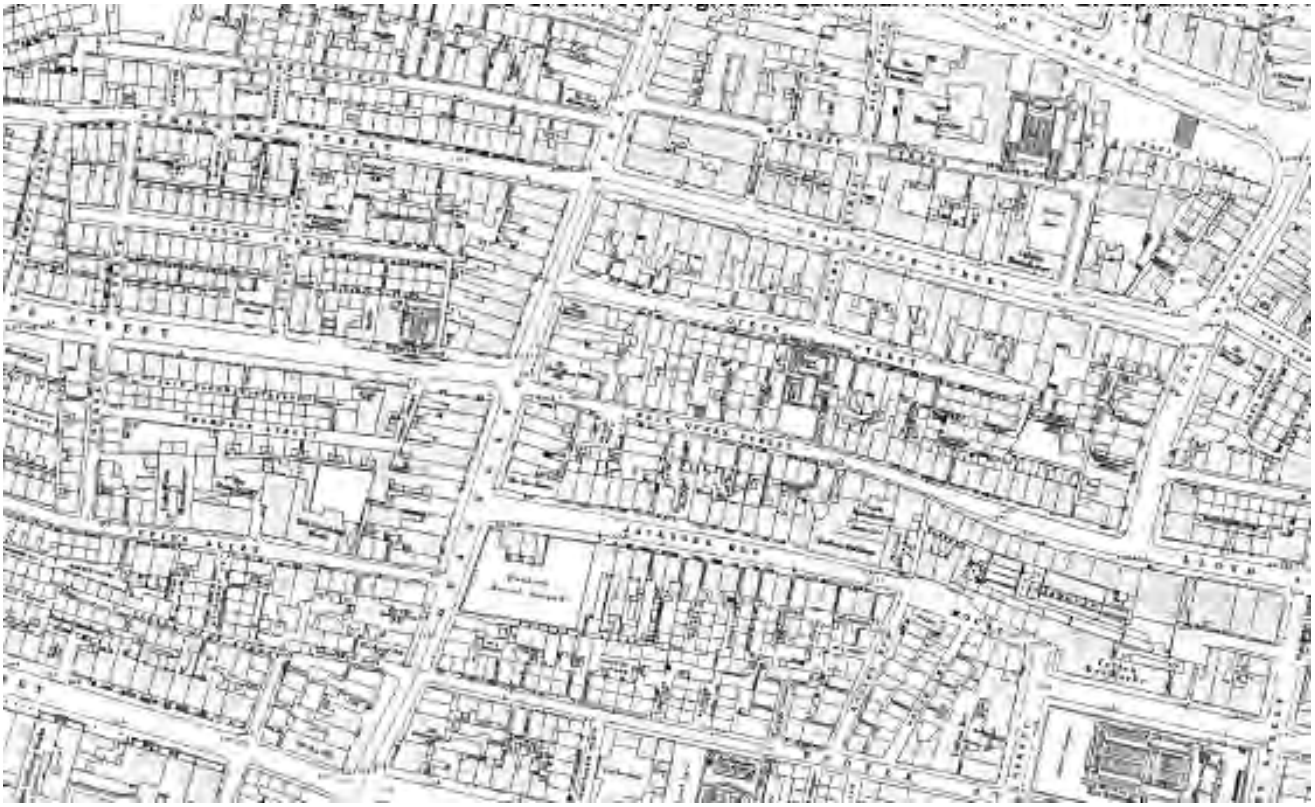


Fig. 5 1851 map



Fig. 6 1891 map showing the first part of the extant Elliot House (named 'Manchester School Board Offices')

3.4 Prior to the mid 1800's the area around Deansgate had become densely developed (as seen to the 1851 map Fig. 5). Slum areas developed and so large areas began to be cleared in the later 1800's, including the application site which became the site for the Manchester School Board Offices, the first part of which was constructed circa 1888.



Fig 7: Proposed design for the Manchester School Board Offices

3.5 The initial construction is described within 'Manchester Board Schools 1870-1902'[2] which states '*specially commissioned offices designed by Royle & Bennett on a prominent site on Deansgate were opened in September 1889, chosen from designs judged by Thomas Worthington. The building reflected the power that the board had over education, not only in Manchester, but as a leading board in England and Wales*.'

3.6 It goes on to state that '*Royle & Bennett's design for the School Board offices on Deansgate in 1889 was in many respects the precursor of the schools that followed in the second phase. Renaissance flourishes suited its distinctive role, and from around 1890 the schools increasingly shower Dutch and Renaissance influences, especially to rooflines … '*

3.7 In the Manchester Pevsner Clare Hartwell states that '*the Queen Anne style did not enjoy great popularity in the centre, though the School Board Offices (Royle & Bennett 1878, now Elliot House) on Deansgate is a prominent example of the style.*'

3.8 The building was extended in 1904 and 1914 and is noted as continuing to function as education offices to the 1950 map (see Fig's 8 & 9 which follow).

[2] 'Manchester Board Schools 1870 – 1902' by Samantha Barnes and Mark Watson

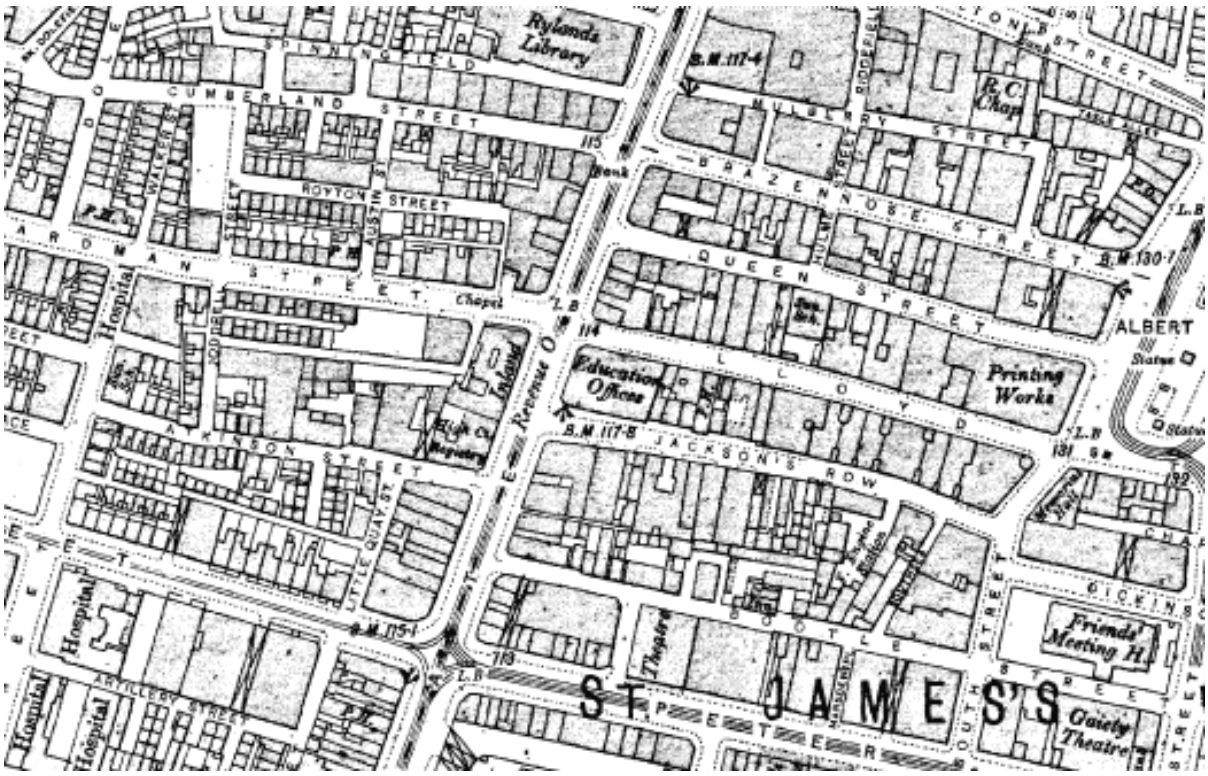


Fig 8: 1908 map showing extended 'Education Offices'

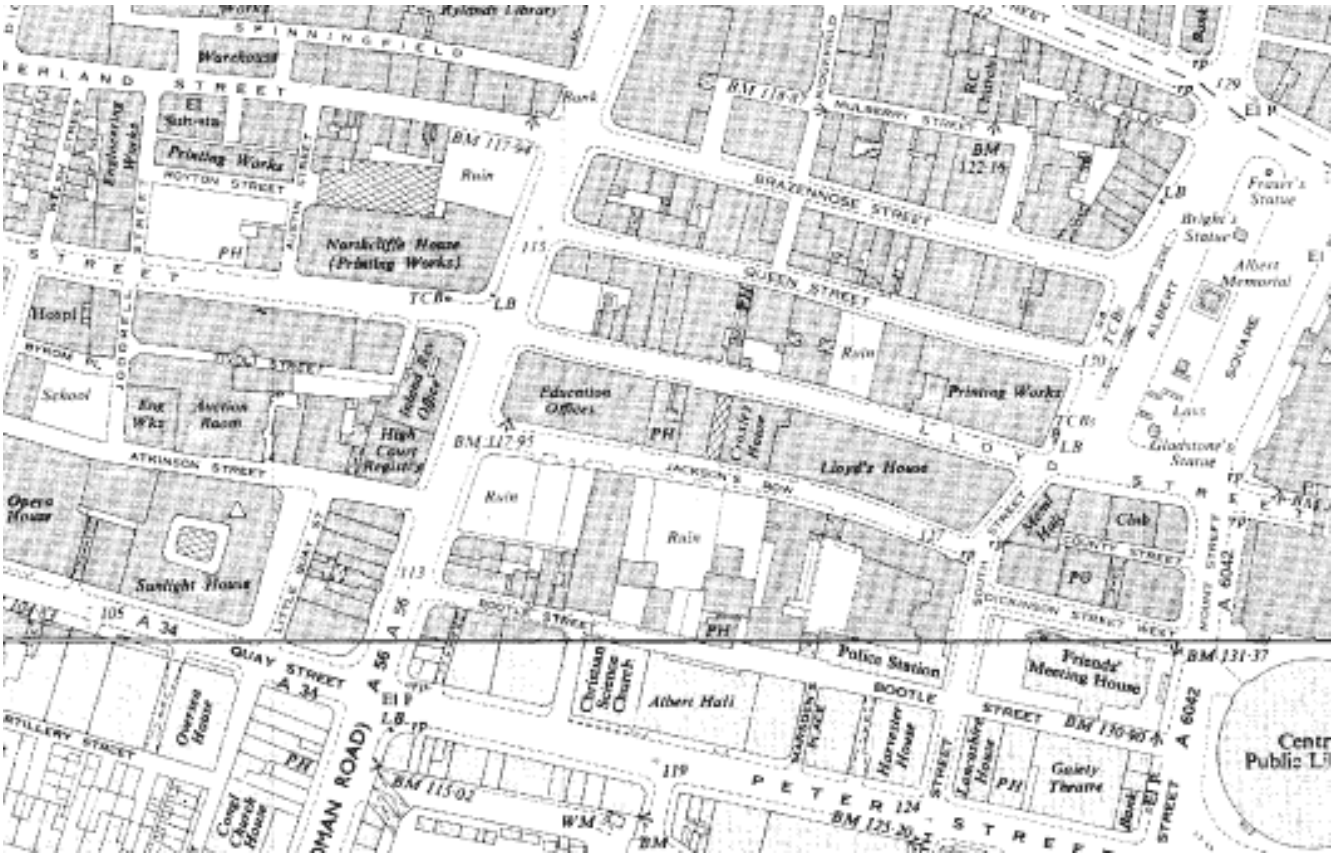


Fig 9: 1950 Map showing further extension

3.09 The Gazetteer within 'Manchester Board Schools 1870-1902' contains the following information;

Manchester School Board Offices
Jackson's Row, Lloyd Street, Deansgate (OS ref: SJ 863980)
1889, Royle & Bennett
Contractors: R. Neill & Sons. Cost: £20,000 (borrowed from the Public Works Loan Commissioners).
Listed Grade II in 1974 and located within the Deansgate Conservation area the building is now known as Elliot House and used as commercial offices let by Bruntwood. The building was not inspected internally during the 2007 survey.
Scheme approved 1887. Thomas Worthington was consulted and advised the board on the competition, and plans by Royle & Bennett were approved in March 1888. Opened 23 September 1889. Extended 1904 and 1914 to the east along Lloyd Street.
Red Runcorn terracotta to ground floor, pressed red brick above with terracotta dressings. The building is asymmetrical and detailed in a mix of Baroque and Queen Anne styles, with shaped gables on the Deansgate elevation which help to express the corner, and some pedimented windows to the first floor. The building's most prominent features are canted corner bays with oval windows flanked by cherubs at street level.
The building had offices for clerks, inspectors and school attendance officers. A large boardroom on the first floor overlooking Deansgate had stained glass in the upper sashes of the windows (which survives) and polished oak dados. Two further smaller committee rooms were provided. The furnishings were provided by J. Lamb of Manchester. A strong room was located in the basement, which was also used for storage.

3.10 It also has biographical information on the architects Royle & Bennett (as follows) who designed a significant number of schools for the Manchester School Board.

Robert Issac Bennett FRIBA (b. 1841; d.1901)
Articled to N.G. Pennington 1857-9, and P. Nunn, 1859-62, and succeeded to Nunn's practice on his death, in partnership with William Alfred Royle.
President of Manchester Society of Architects c. 1898-1900.
Schools designed for the MSB (with W.A. Royle): Chester Street (1876), Burgess Street (1877), Armitage Street (1877), Southall Street (1879), Upper Jackson Street (1883), Webster Street (1892), Heath Street (1894), Thomas Street (1896), Moston Lane (1901), plus the School Board Offices (1888).
Other buildings of note (with W.A. Royle): 4 Booth Street (c.1880); 17 Piccadilly (1881); Armenian Church, Upper Brook Street (1869-70); Salford Free Library (1870).

William Alfred Royle FRIBA, FMSA (b. 1839/40; d. 1904)
Articled to P. Nunn 1858-62 and succeeded to Nunn's practice on his death, in partnership with Robert Issac Bennett.
President of Manchester Society of Architects
Schools designed for the MSB (with R.I. Bennett): see above.
Other buildings of note (with R.I. Bennett): see above.

3.11 The Listing Notice contains the following information;

List Entry Number: 1200854
Location
Elliot House, Deansgate
District: *Manchester*
District Type: *Metropolitan Authority*
Grade: II
Date first listed: 03-Oct-1974

School Board offices. 1878, by Royle and Bennett, extended 1904 and 1914. Sandstone ashlar at ground floor, red brick with sandstone dressings and red terracotta above, slate roof. Large rectangular plan on end-of-block site. Queen Anne style. Three storeys with cellars and attic, 8-window facade to Deansgate but stylistically divided 3:5. The left portion has a large shaped gable, pilastered upper floors with moulded sill-bands and sashed windows with keystones, and those at 1st floor with moulded terracotta panels above and below. The right-hand portion has a doorway to the 1st bay with moulded architrave, cornice, and gablet containing a 3-light overlight; 1st-floor windows with moulded architraves and floating pediments; and a pilastered 2nd floor with windows like those in the left portion, and a balustraded parapet above the cornice. The left corner has a shaped window in a richly foliated aedicule with putti, and above this the moulded corbel to an oriel with rounded corners which has a cross-window with ornamented pediment at 1st floor, a narrow sash at 2nd floor and pedimented upstand above the parapet. Most windows have glazing bars in the upper leaf only. Various tall chimneys. Long returned sides in similar alternating styles.

3.12 The listing description does not provide details on the interiors. However by considering the historic maps and written sources alongside the historic plans (see Appendix A) and information gathered on site visits it can be seen that a number of internal alterations have been undertaken both as a result of the extensions in 1904 and 1914 and also in more recent years to enable continued use. Predominantly the original configuration and the three separate phases of construction are legible in the internal configuration of the building but it can be seen that alterations have been made to a number of areas.

3.13 To further understand the alterations that have previously occurred to the building the design team has referred to the documentation submitted by OEA in 2008 when the building underwent significant refurbishment (application ref. nos: 086923/FO/2008/C1 and 086924/LO/2008/C1). Record photographs and drawings prepared for these works show that the rooms which will be affected by the current proposals are contained within areas which are of low heritage significance for their internal features and detailing and have also been previously altered to suit changing needs. The gazetteer within section 5.0 records the existing features of interest within the rooms which form the proposed restaurant demise.

3.14 There are other areas within the building which have internal spaces of considerable significance with decorative plasterwork, stained glass and robustly detailed joinery including the boardroom on the first floor (referred to in the Manchester Board Schools Gazetter) and the main stairwell. These areas do not form part of the proposed restaurant demise and will not be affected by the proposals.

4.0 Assessment of Significance

4.1 An assessment of significance is a requirement for any planning application that affects a heritage asset. This section of the report provides an assessment of the heritage merit of the application site (Elliot House, Deansgate) based on desk based research and site visits. The assessment has been carried out with reference to the heritage values as defined in the English Heritage document *Conservation Principles, Policies and Guidelines* which can be summarised as follows;

- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest)
- Historical value – the ways in which past people, events and aspects of life are connected through a place.
- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest)
- Communal value – the meanings of a place for the people that relate to it.

4.2 A statement of significance follows uses the following 'grades' of significance

- Exceptional – the elements of the heritage asset which are of exceptional value (equivalent to Grade I)
- High – the elements of the heritage asset which are of high value (equivalent to Grade II*)
- Considerable – the elements of the heritage asset which are of moderate value (equivalent to Grade II)
- Some – the elements of the heritage asset which are of some value (equivalent to local listing status)
- Neutral – the elements of the heritage asset which have neutral value
- Negative – the elements of the heritage asset which have a negative impact or are visually intrusive
- Undefined – any elements which could be of heritage value but have yet to be determined due to lack of available information

4.3 Elliot House is of **considerable heritage significance**. It makes a significant positive contribution to the Deansgate Conservation area using high quality materials and decorative details. The building is an important example of the phase of 'rebuilding' that was undertaken in the later nineteenth century as slum areas were cleared and is an example of the style that was adopted for a number of the Manchester Board School buildings at this time.

4.4 Although built in three phases the detailing of the later phases follows the lead of the original construction in its elevational expression. Internally the three phases of construction in the late 1800's and early 1900's are legible in the internal configuration of the building. Each phase of construction and more recent adaptations have however led to some internal alterations to enable the continued use of the building. The alterations have generally been confined to the rooms of low significance, leaving the more decorative high quality rooms little changed.

4.5 To conclude the assessment of significance it can be determined that Elliot House is of;

- **Considerable evidential value**, retaining substantial elements of the original configuration and detailing.
- **Considerable historical value** due to its associations with the Manchester Board Schools.
- **Considerable aesthetic value**, being an example of the style adopted for a number of the Manchester Board School buildings and in its use of high quality materials and decorative details externally and internally.
- **Considerable communal value** due to it's association with the development of Manchester and the history of the Manchester School Board.

5.0 Proposed Works and Gazetteer of Existing Rooms

5.1 The proposed works are described in detail within the Design and Access Statement. As such the proposed works are summarised here in sufficient detail to provide the context for the assessment of impact.

5.2 The aim of the proposed works covered by this application is to provide and fit out an extended restaurant area. The resulting interventions to the existing fabric can be summarised as follows;

A. Enabling strip out works
B. Structural alterations
    i) To restaurant reception area
    ii) To existing separating wall
    iii) To facilitate new services installations
C. New restaurant entrance door
D. Interior Design
    i) Floor finishes and new raised floor
    ii) Ceiling finishes
    iii) Existing joinery items (skirtings, dado rails etc)
    iv) New partitions (stud walls and glazed partition walls)
    v) Bar, display kitchen and fixed furniture items
    vi) Window treatments
    vii) Lighting installations
E. Mechanical and electrical services installations

5.3 The following tables provide a gazetteer of the areas which fall into the new restaurant demise and will be affected by the proposals. They summarise the heritage significance of the different areas, the existing finishes / features and describe the proposals in outline and considers their impact.

5.4 Submitted in parallel with these applications are Advertisement and Listed Building Consent applications for externally mounted building signage and branded awnings.

Section Ref: 5.5	**Location:** Exterior Lloyd Street

Heritage Significance:

The exterior elevations are of considerable heritage significance. Aesthetically they are well detailed and make a positive contribution to the conservation area, being built from high quality materials. Externally the building is an example of the style that was adopted for a number of the Manchester Board schools that were built at this time. Minor alterations have occurred to the elevations to enable the large internal areas to be put to multiple use, including the existing entrance to the Oliver Press restaurant.

Existing finishes / features consist of;

- Robust and well detailed elevations in sandstone, pressed brick and terracotta which although of three phases of construction provide a homogeneous form.
- Decorative terracotta details at first and second floors and decorative parapets and chimneys at roof level, planer elevations at ground floor level.
- Original configuration of sash windows of 6 panes over 1 large pane of glass as original design intent by Royle & Bennett.

Assessment of Proposals:

The proposed works consist of;

- Provision of a new glass entrance door within brass architraves, retaining the top light of the existing window over.
- New lighting to either side of the entrance door and illuminated menu display panels.

The principle of creating a new main entrance door for the restaurant to the proposed location is covered by planning and listed building consent ref. nos: 105431/FO/2014/C1 and 105432/LO/2014/C1. This application refines the detail design for the proposed new door to meet the requirements of the restaurant operator. The proposals have sought to provide a new restaurant entrance that has a visible presence from the junction of Lloyd Street and Deansgate whilst being mindful of the historic fabric. As such the top 6 pane panel of the sash window is retained to maintain the visual rhythm of the windows. A contemporary, contrasting door is proposed to be inserted below, the surround being finished in brass bronze metal and the door being glazed. Adjacent light fittings and illuminated menu boxes are finished in the same manner as the door surround such that the new elements are read together.

The proposed works will have some impact on the heritage significance but it is considered that they will not harm or overwhelm the special architectural and historic interest.

Section Ref: 5.5	**Location:** Exterior Lloyd Street **Photos:**







Section Ref: 5.6	**Location:** Exterior Jacksons Row **Summary Description:**

Heritage Significance:

The exterior elevations are of considerable heritage significance. Aesthetically they are well detailed and make a positive contribution to the conservation area, being built from high quality materials. Externally the building is an example of the style that was adopted for a number of the Manchester Board schools that were built at this time. Minor alterations have occurred to the elevations to enable the large internal areas to be put to multiple use, including the previous entrance to Heathcotes restaurant.

Existing exterior finishes / features consist of;

- Robust and well detailed elevations in sandstone, pressed brick and terracotta which although of three phases of construction provide a homogeneous form.
- Decorative terracotta details at first and second floors and decorative parapets and chimneys at roof level, the elevations at ground floor are planer.
- Original configuration of sash windows of 6 panes over 1 large pane of glass as original design intent by Royle & Bennett.

Assessment of Proposals:

The proposed works consist of;

- Provision of a vinyl film to 6no. windows

The minor nature of the works to the Jacksons Row elevation with have no / negligible impact on the heritage significance.

Section Ref: 5.6	**Location:** Exterior Jacksons Row **Photos:**





Section Ref: 5.7	**Room Ref:** G.03 **Summary Description:** Existing office space to be adapted to form restaurant entrance space.

Heritage Significance:
This room is located in the first phase of construction but is one of the lesser significant rooms aesthetically. There are however some features of interest which include the moulded plaster cornices, one of which dissects the room and possibly suggests that there was a screen / separating wall on the line of the proposed lobby wall. The decorative glazed panels within the door and to the fanlight over are an important visual feature principally within the main entrance lobby.

Existing internal finishes / features consist of;

- Plain plastered walls with a wall rail that corresponds to the window sill height.
- Deep moulded skirting boards to 3no. of 4no. internal walls.
- Moulded plaster cornices which are visible but largely concealed by the existing dropped ceiling.
- Moulded timber architraves / plaster door linings.
- Panelled timber doors with some decorative glazing.
- Dark stained fire surround.
- Raised access floor with carpet tiles.

Assessment of Proposals:

The proposed works consist of a number of alterations;

- The sub diving of the room by a screen which separates the entrance stair from the lobby space (entrance stair covered by previous application ref. nos: 105431/FO/2014/C1 and 105432/LO/2014/C1).
- The removal of the subsidiary door and architraves for relocation to the proposed WC lobby area.
- The creation of a larger structural opening on removal of the door.
- The re-lining of the existing dropped ceiling bulkhead.
- The provision of new finishes to the walls, floors and ceiling.
- The provision of new lighting

The proposals include simple decorative treatment in this area which retains the existing joinery such as skirting boards, wall rails, fire surround and also the moulded cornices.

The existing dropped ceiling bulkhead is required to be retained and re-lined as it conceals the plant serving the rooms above at 1st floor. The routing of the M&E in this area has been considered in detail and it is preferable to retain the routing as existing as it is currently best suited to avoid impact on the higher significance rooms above.

Further information gained from assessing archive drawings and site visits indicate that, although the principal form of this room was part of the first phase of construction the layout of this room and adjacent spaces has been altered.

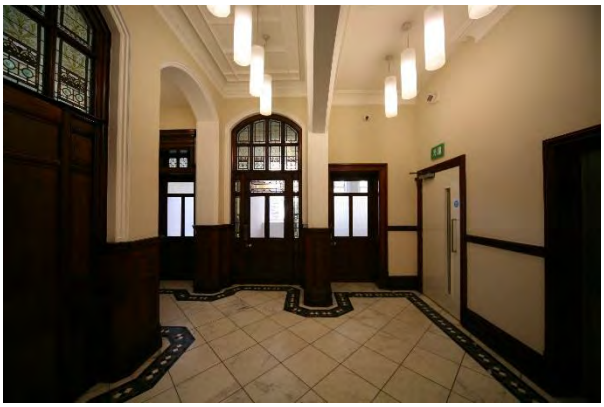
As such it is considered that the proposed alterations (including the fabric removal and sub dividing of the room) are negligible in terms of their impact on the existing building.

Section Ref: 5.7	**Room Ref:** G.03 **Photos:**













Section Ref: 5.8	**Room Ref:** G.30 & G.07 **Summary Description:** Existing lobby / circulation area & disabled WC

Heritage Significance:

The existing lobby / circulation space and disabled WC are of low / no significance. They are spaces that have been formed in recent adaptation of the building. The wall rails and tiled flooring have been applied to provide visual continuity with adjacent spaces and are not original. The door to the stairwell does have original features including the timber architraves and timber and glass panelled door which should be retained.

Existing internal finishes / features consist of;

- Plain plastered walls with a wall rail that corresponds to the adjacent rooms.
- Moulded timber architraves and panelled door to stairwell.
- Shallow moulded skirting boards.
- Plasterboard ceiling.
- Floor tiles (installed as part of OEA fit out circa 2008)

Assessment of Proposals:

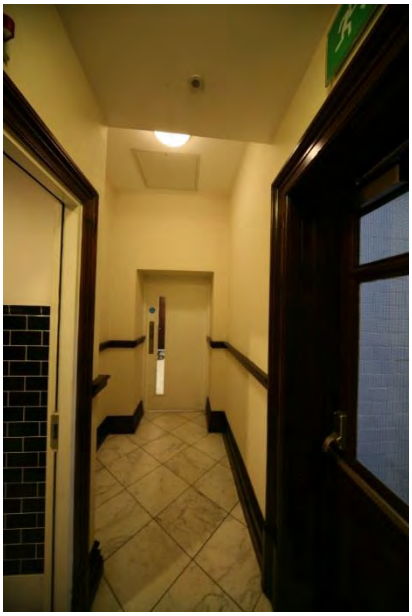
The proposed works consist of a number of alterations;

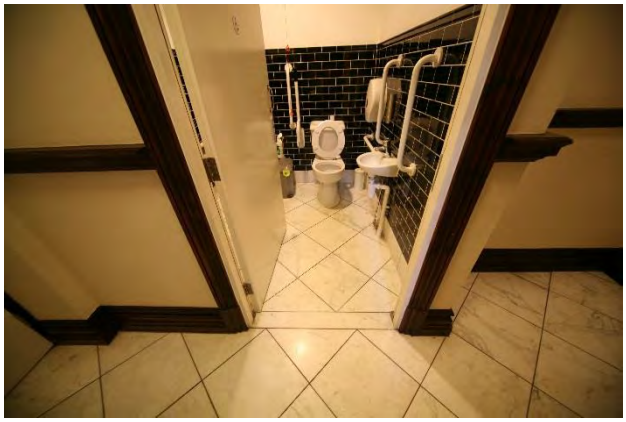
- Minor structural alterations involving the removal of a nib wall to widen the corridor.
- The removal of the existing (later) tiled floor finishes.
- The provision of new finishes to the floors and walls
- The provision of new lighting

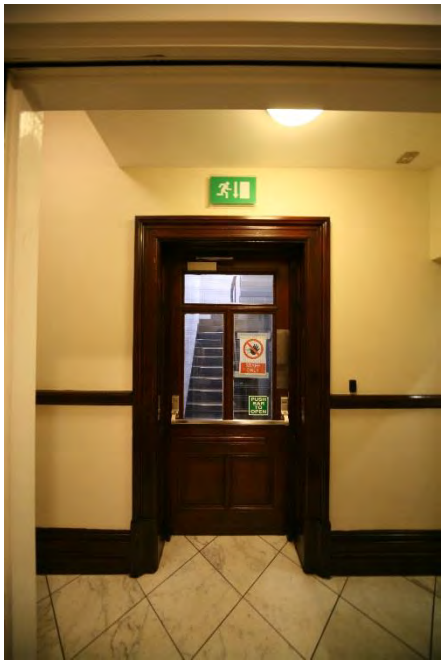
As the existing area has already been reconfigured and the existing fittings are later replacements, the minor structural alterations and removal of existing finishes and the provision of new finishes and lighting as part of the fit out is considered to have negligible impact on the historic fabric.

Section Ref: 5.8	**Room Ref:** G.30 & G.07 **Photos:**









Section Ref: 5.9	**Room Ref:** G.20 **Summary Description:** Existing open plan library / office space

Heritage Significance:

This room forms the footprint of the second phase of construction. It has been previously adapted to form office space and most recently library space. The existing finishes which have been retained are simple and functional and as such this room is not one of the high significance area and is considered to be of some / low significance.

Existing internal finishes / features consist of;

- Plain plastered walls with a wall rail / plaster sill detail that corresponds to the window sill height and adjacent rooms.
- Simple decorative cast iron columns and beams.

Assessment of Proposals:

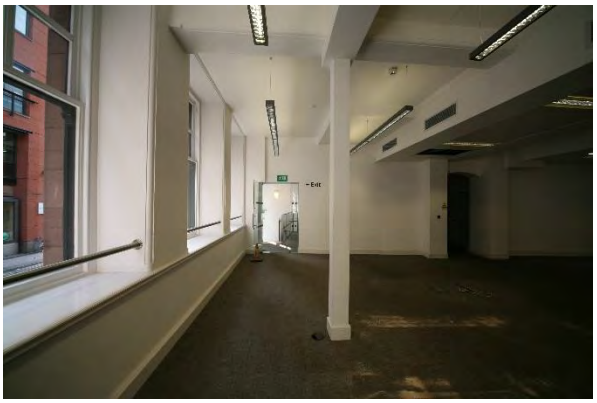
The proposed works consist of a number of alterations as follows;

- The removal of existing plasterboard dropped ceiling areas concealing M&E ducts
- The provision of new floor finishes and a raised seating area.
- The provision of new plasterboard dropped ceiling panels to conceal M&E that correspond with the existing structure and a simplified route for services beneath the existing structure.
- The provision of a new plasterboard ceiling to the underside of the existing rooflight, retaining all existing elements
- The forming of a doorway along the existing separating wall line
- The provision of new fixed furniture and bar area
- The provision of new floor and wall finishes
- The provision of new lighting

The works are contained within an area of low heritage significance which has previously been adapted for office use, and most recently, library use. The fabric removal works are limited to the removal of later plasterboard insertions and creation of an additional doorway and are therefore considered not to impact on the historic fabric. The fit out works will visually change the existing character of the space and in that regard will have some impact on the historic fabric. However the physical impact of the works will be very limited and the works are therefore considered to have negligible impact on the historic fabric.

Section Ref: 5.9	**Room Ref:** G.20 **Photos:**









Section Ref: 5.10	**Room Ref:** **Summary Description:** Existing Olive Press Restaurant

Heritage Significance:

This area forms the footprint of the third phase of construction. It has been previously adapted to form a restaurant space. The existing finishes which have been retained as part of the fit out are simple and functional and as such this room is considered to be of low significance.

Existing internal finishes / features consist of;

- Plain plastered walls with a wall rail / plaster sill detail that corresponds to the window sill height and adjacent rooms.
- Simple decorative cast iron columns and beams.

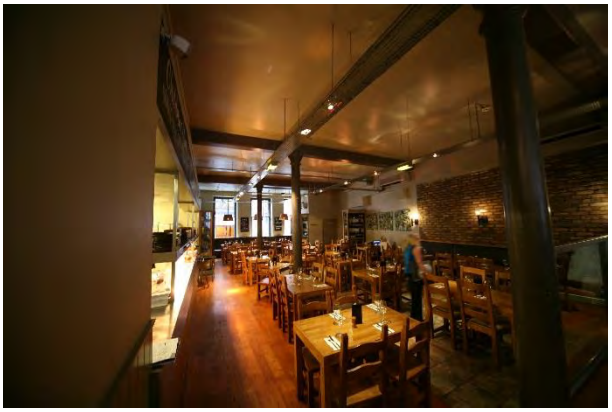
Proposals:

The proposed works consist of a number of alterations as follows;

- The removal of the existing Olive Press fit out
- The removal of the existing later floor finishes (installed as part of the Olive Press fit out)
- The provision of a new larger kitchen area and associated ancillary space
- Addition of 1no. 200mm diameter duct running adjacent to the existing ducts (refer to section 5.11)
- The re-fit of the existing WC's and provision of more WC's to serve additional numbers
- The creation of a private dining room

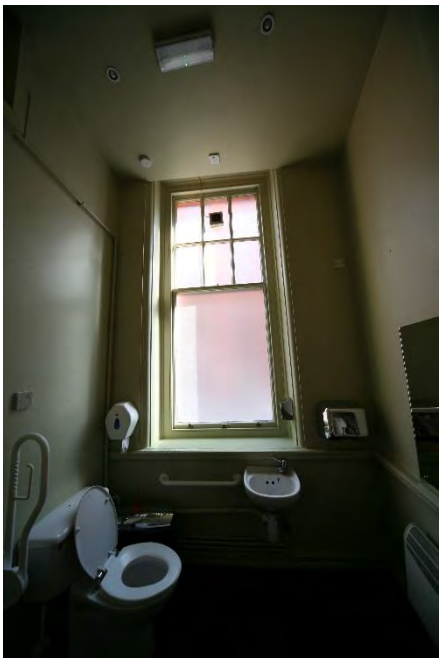
The works are contained within an area of low heritage significance which has previously been adapted for restaurant use. The fabric removal works are limited to the removal of the restaurant fixtures, fittings and finishes. The fit out works will visually change the existing character of the space and in that regard will have some impact on the historic fabric. However, taking into consideration that the existing character is one of a restaurant space and that the physical impact of the works will be very limited the works are therefore considered to have no impact on the historic fabric.

Section Ref: 5.10	Room Ref: Photos:









Section Ref: 5.11	**Room Ref:** **Summary Description:** Duct risers at first and second floors

Heritage Significance:

The existing risers for Olive Press restaurant are located within dedicated plant rooms that fall within the third phase of construction. The rooms are adjacent to a partially infilled lightwell. Elements of the lightwell, such as the structural openings and some joinery to the windows have been retained which are of some significance. Overall this area is of low significance.

Existing finishes / features consist of;

- Plain plastered walls with a wall rail / plaster sill detail that corresponds to the window sill height and adjacent rooms.
- Simple decorative cast iron columns and beams.
- Retained elements of the previous lightwell

Proposals:

The proposed works consist of a number of alterations as follows;

- The insertion of a new 200mm diameter duct adjacent to the existing duct riser.

As the proposed works are in an area of low significance and the new duct is of small diameter and will be located adjacent to the existing duct these works are considered to have negligible impact on the historic fabric.

Section Ref: 5.11	**Room Ref:** **Photos:**



Fig 7.1: service riser at 1st floor crossing to roof penetration

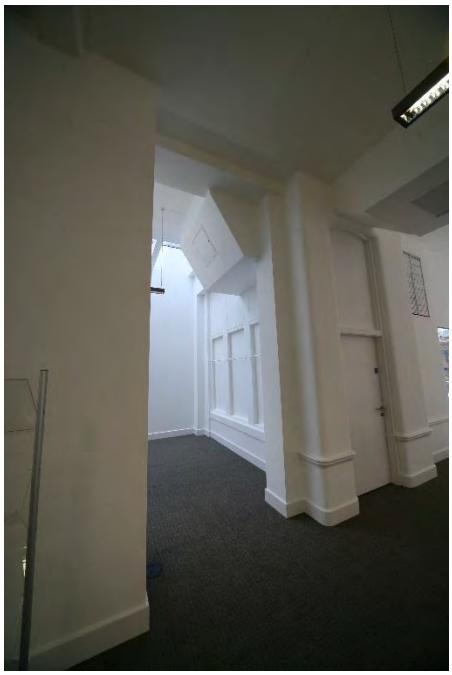
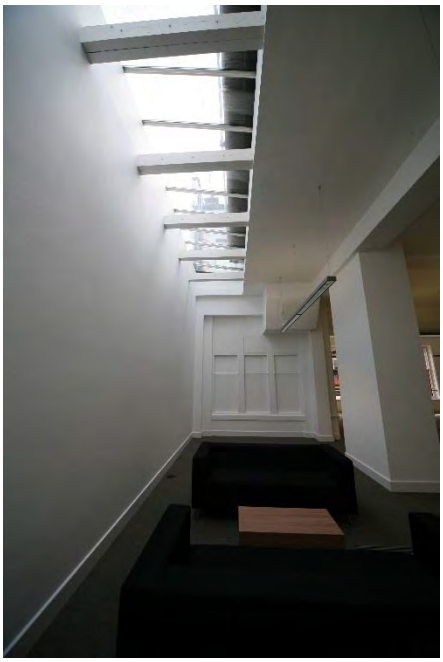
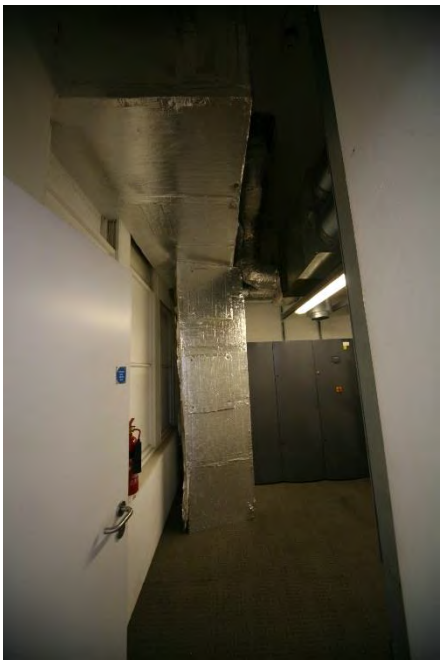


Fig 7.2: service riser at 1st floor crossing to roof penetration & plant room access





Section Ref: 5.12	**Room Ref:** **Summary Description:** Basement area: Additional structural support for pizza oven

Heritage Significance:

The basement area is currently used principally for car parking. Cast iron columns have been retained with a concrete slab and beams at ground floor installed over at a later date. Overall this area is of low significance.

Existing finishes / features consist of;

- Simple decorative cast iron columns

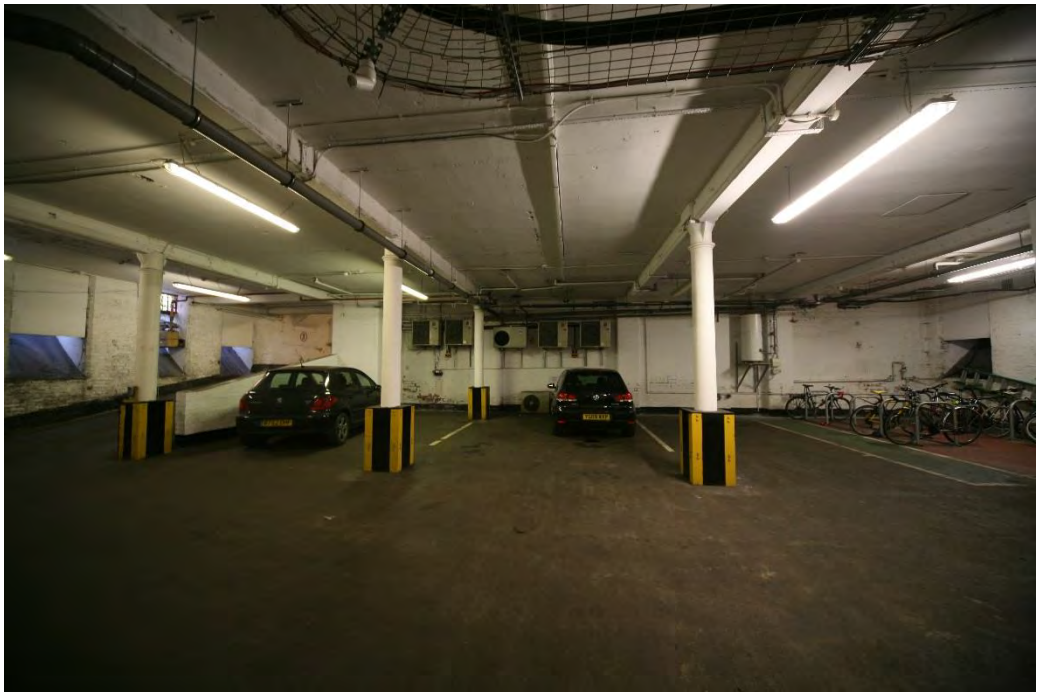
Proposals:

The proposed works consist of;

- The insertion of new steelwork as the SE's drawings, which consists of 2no. PFC's bolted to the existing concrete structure and 2no. UB's + 2no. UC's providing support underneath the proposed pizza oven.

The proposed works are in an area of low significance and the steelwork is directly connected to later concrete structure, therefore not affecting the cast iron columns. It would be possible to remove this additional structural support at a later date without any residual effect on the historic fabric. As such the proposed works are considered to have negligible impact on the historic fabric.

Section Ref: 5.12	Room Ref: Photos:



6.0 Statutory Requirements

6.1 The aim of the following statement is to demonstrate that the proposed works meet the requirements of the Planning (Listed Buildings and Conservation) Act 1990 and the NPPF.

6.2 Section 16 of the Act requires that in considering whether to grant listed building consent special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.3 The NPPF has placed emphasis on sustainable development which is defined under three categories;

1) Economic
2) Social
3) Environmental

6.4 NPPF makes it clear that a proposal that fails to adhere to historic environment policies in the NPPF is not sustainable development. The 12 Principles set out in para 17 include the need to *"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"*

6.5 Section 12 (paras 126 – 141) of the NPPF is specific to conserving and enhancing the historic environment.

6.6 Para 131 states *'In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'*

This accords with the requirements of Section 16 of the Act in ensuring that special regard is given to preserving the special interest of a heritage asset. It is considered that the extension of the restaurant demise and associated works necessary for the functioning of the restaurant space utilise the areas of lower significance within the building and in that regard sustain the significance of the heritage asset and put it to a viable use.

6.7 Para 132 states *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'*

Through the development of alternative options and liaison with the Local Authority the proposals have ensured that great weight has been given to the asset's conservation.

6.0 Conclusions

The application proposals (as detailed to the drawings and the Design & Access Statement) propose to provide and fit out an extended restaurant demise to the (raised) ground floor of Elliot House ensuring that this is kept in active use. In this regard the proposals meet the requirements of Policy CC9 (Design and Heritage) of Manchester's Core Strategy in supporting the range of uses the Council expects in the City Centre.

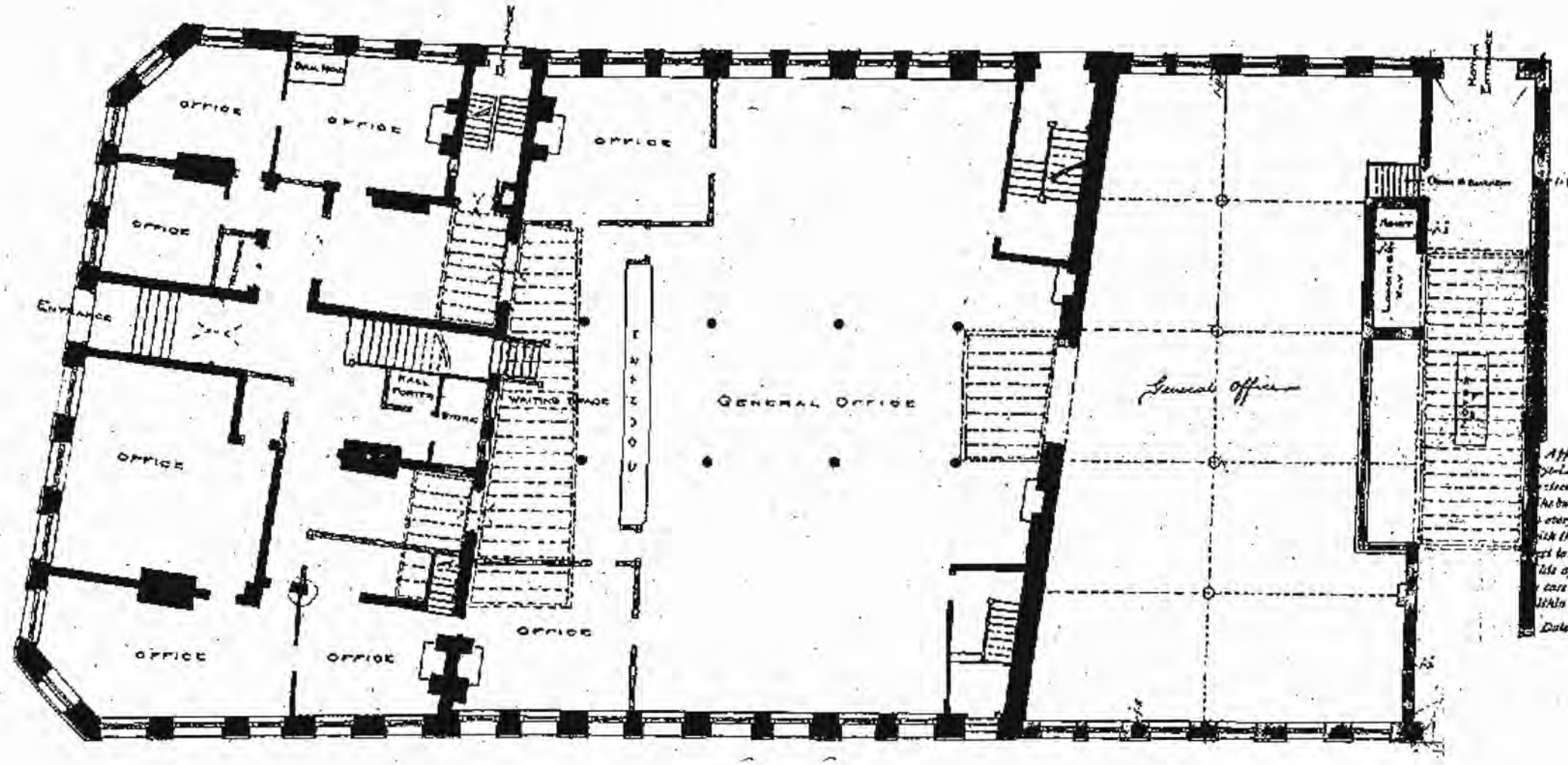
It is concluded that the proposals are located to areas of low heritage significance and have minimal or negligible impact on the significance of the heritage asset. Therefore the proposals accord with local policy and the requirements of the NPPF.

Appendix A

D 10,809

MANCHESTER — EDUCATION — COMMITTEE

EXTENSION OF OFFICES



12073

City of Manchester.

Approved so far as relates to the Bye-Laws only and without reference to strength or stability of the structure. The building and work must be executed in every particular in strict accordance with the Bye-Laws in force with respect to New Streets and Buildings, &c. This approval to remain in force only in case the buildings are commenced within two years from this date.

Dated this 9th day of MAR 1914

Chairman.

Architect.

GROUND FLOOR PLAN

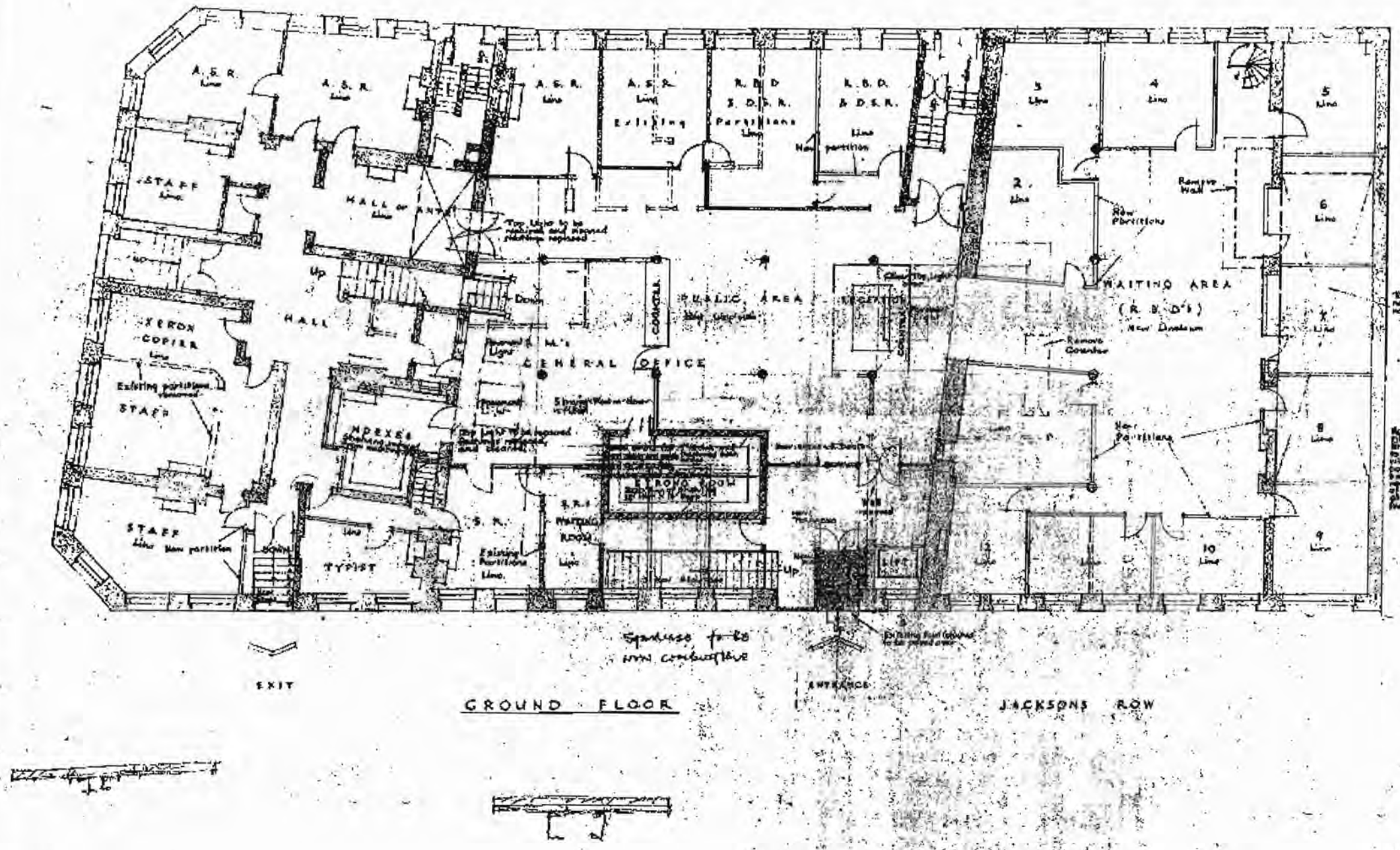
SCALE 8 FEET TO AN INCH.

Manchester Education Committee.
March 3rd 1914.

D. S. R. - DEPUTY SUPERINTENDENT REGISTRAR.
A. S. R. - ADDITIONAL SUPERINTENDENT REGISTRAR.
R. B. D. - REGISTRAR OF BIRTHS, DEATHS AND MARRIAGES

City of Manchester

Approved as far as related to The Building Regulations 1965 only and without reference to strength or stability of the structure. The building and work must be executed in every respect in strict accordance with the Building Regulations, etc.
This approval is revocable to force only to pass the buildings are commenced within three years from this date.
Dated this 12 day of January



GROUND FLOOR

NOTES

Make good to all existing walls floors and ceilings disturbed by the new work.

Refer to Electrical Engineers drawings for lighting and power points, telephones, and bells.

Allow for painting and re-decorating all remainder of finishes and colour schedule.

Allow for alterations to Heating System to Heating Engineers

New partitions to be Sandtex faced plaster finish glazed partitions, which are to be painted are to be lined both sides with Plasterboard Sundeala Board, on 2" Metal stud both sides

Renovate interior of lift

Repair standard glass in all existing doors. Provide and fix new push cards and tails all as shown as required.

Doors A.S.R. Rooms, R.B.D./D.S.R. Room are to be fitted with new doors, of Hills Solidor type. All doors to new partitions to be X.X.S. 6'0". Doors in existing partitions to be made to special sizes

0.15 ITEM 5

KEY	DATE	BY	REVISIONS

CITY OF MANCHESTER
TOWN HALL EXTENSION
ARCHITECTS DIVISION - BUILDING
DEPARTMENT

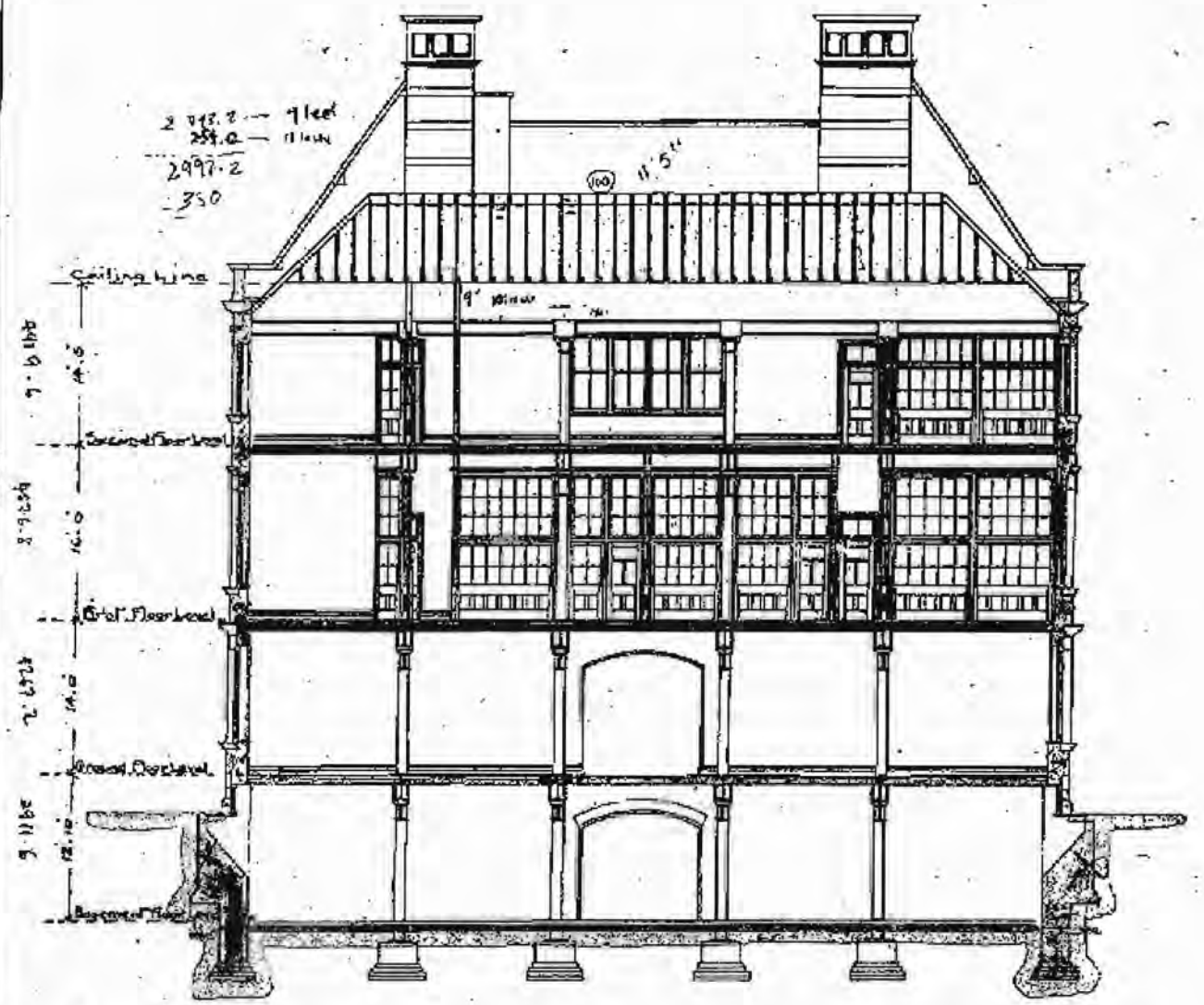
DRAWN BY R. Brown
EXAMINED BY J.R.
DATE 17-6-67
JOB NO TH594K
S.G. BELANT ROBERTS
Dip. Arch. A.R.I.B.A.
CITY ARCHITECT
TOWN HALL,
MANCHESTER, 2

PROPOSED
REGISTRAR'S OFFICES
CENTRALISATION
SCALE 1/8" TO 1'0"
DRAWING NO
26B

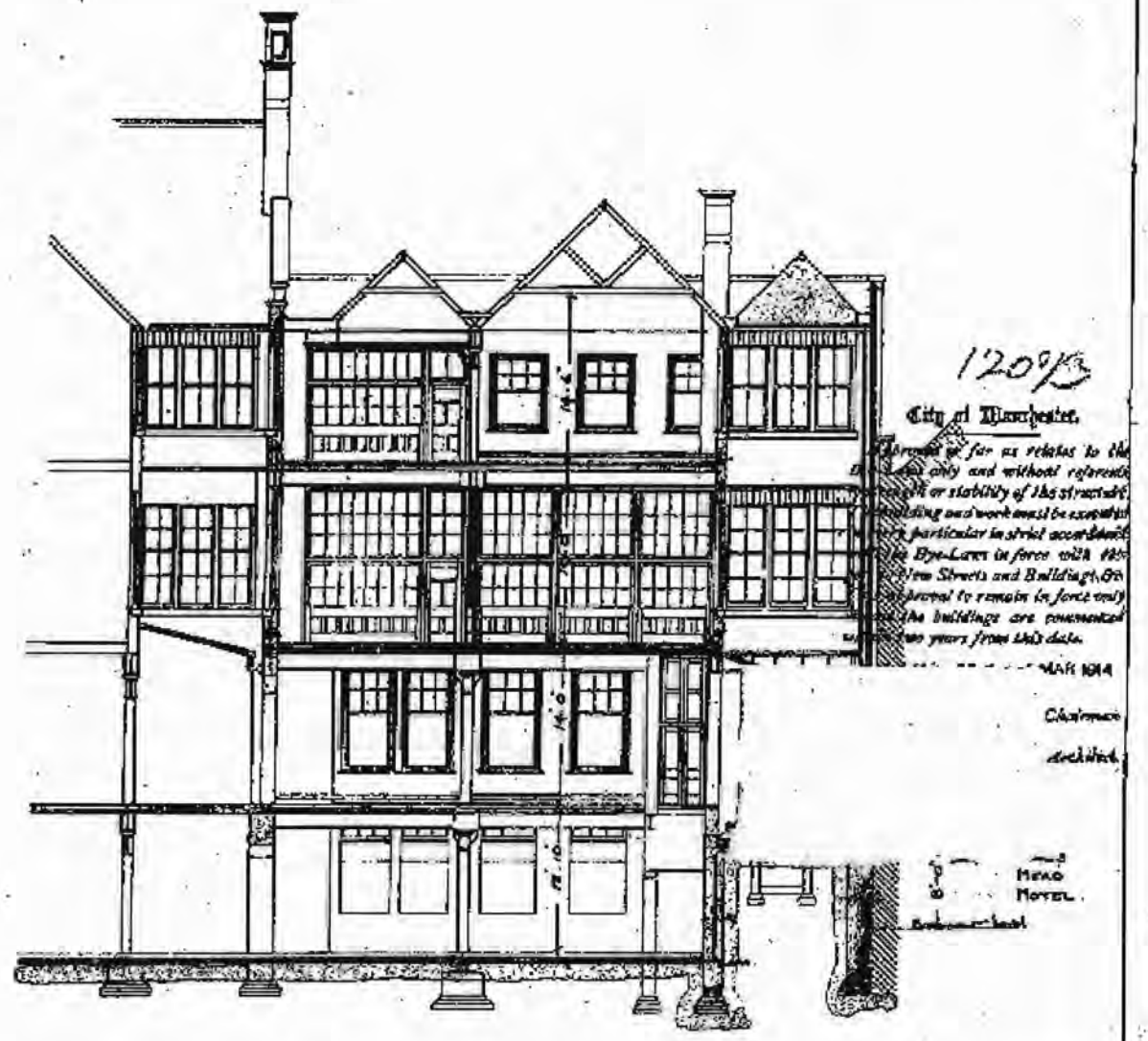
78
10.8.13.

MANCHESTER - EDUCATION - COMMITTEE

EXTENSION OF OFFICES

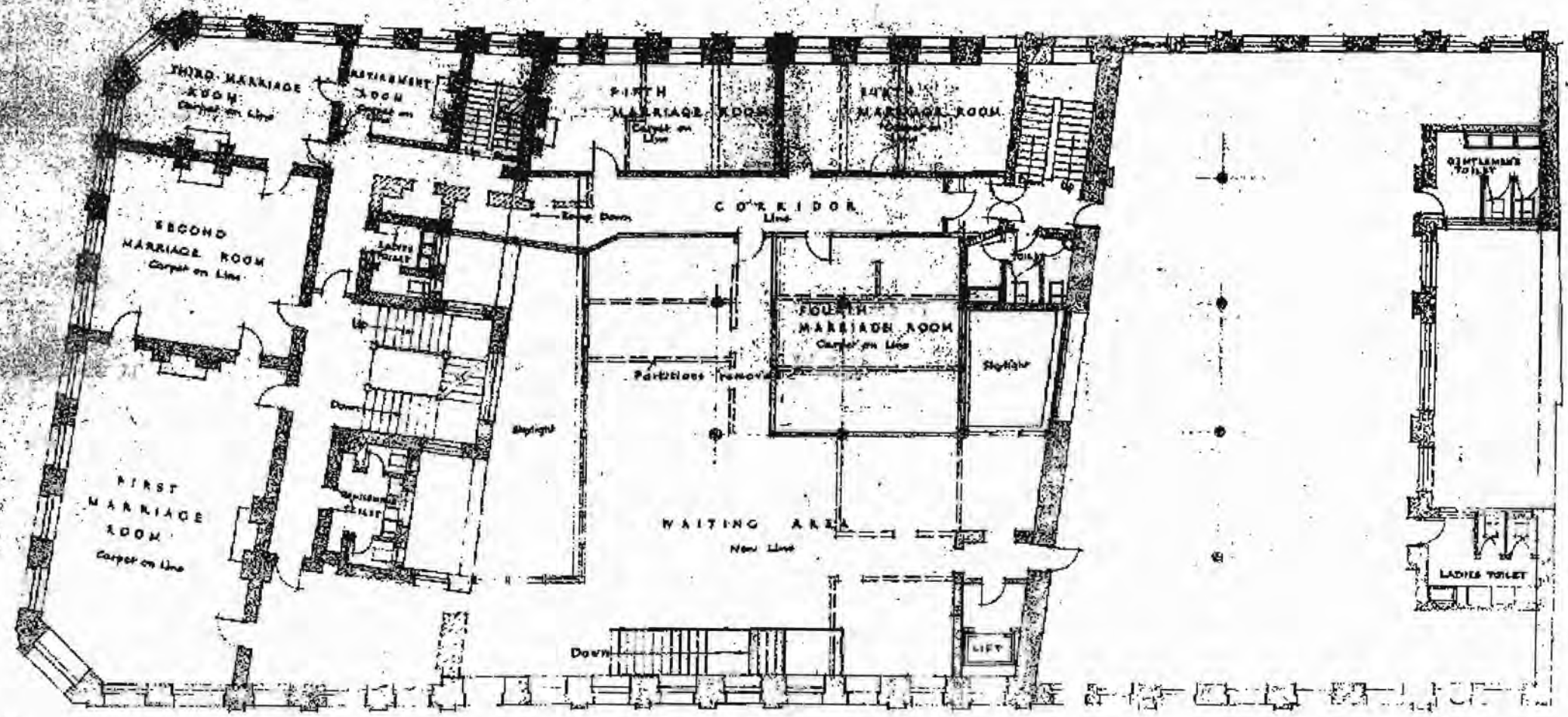


SECTION A.B.



SECTION C.D.

March 3rd 1914.



FIRST FLOOR

NOTES

Make good to all existing walls, floors and ceilings disturbed by the new work.

Refer to Electrical Engineers scheme for lighting and power points, telephones and bells.

Allow for painting and redecorations as necessary to finishes and [illegible].

Allow for alterations to Heating System by Heating Engineers.

New Partitions to be Soundproofed.

Existing glazed partitions which are to be retained are to be lined both sides with Hemsprook [illegible] [illegible] [illegible] [illegible] [illegible].

Renovate interior of Lift.

Repair [illegible] gives in doors to all Marriage Rooms and the Waiting Room. Provide and fix new [illegible] [illegible] [illegible] as required.

All existing doorways in partitions [illegible] are to be blocked up.

[illegible]

ITEM 5

KEY	DATE	BY	REVISIONS

CITY OF MANCHESTER
TOWN HALL COMMITTEE
EXISTING EDUCATION OFFICES
DEANSGATE

DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: 20 5 67
JOB No: TH594K
S.G. BESANT ROBERTS
Dip Arch, A.R.I.B.A.,
CITY ARCHITECT,
TOWN HALL,
MANCHESTER, 2

PROPOSED REGISTRAR'S OFFICES

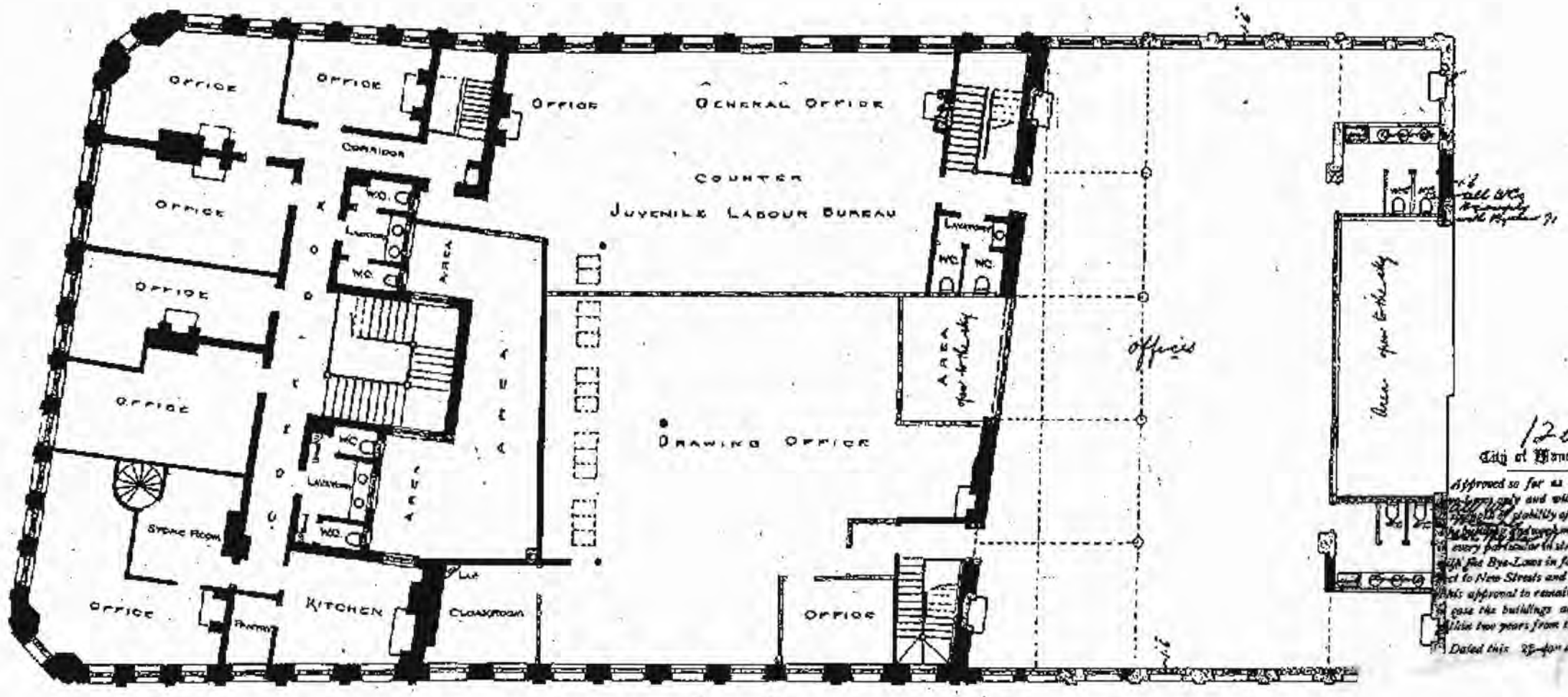
SCALE: 1/8" TO 1'0"
DRAWING No

27A

TT 10.811.

MANCHESTER — EDUCATION — COMMITTEE

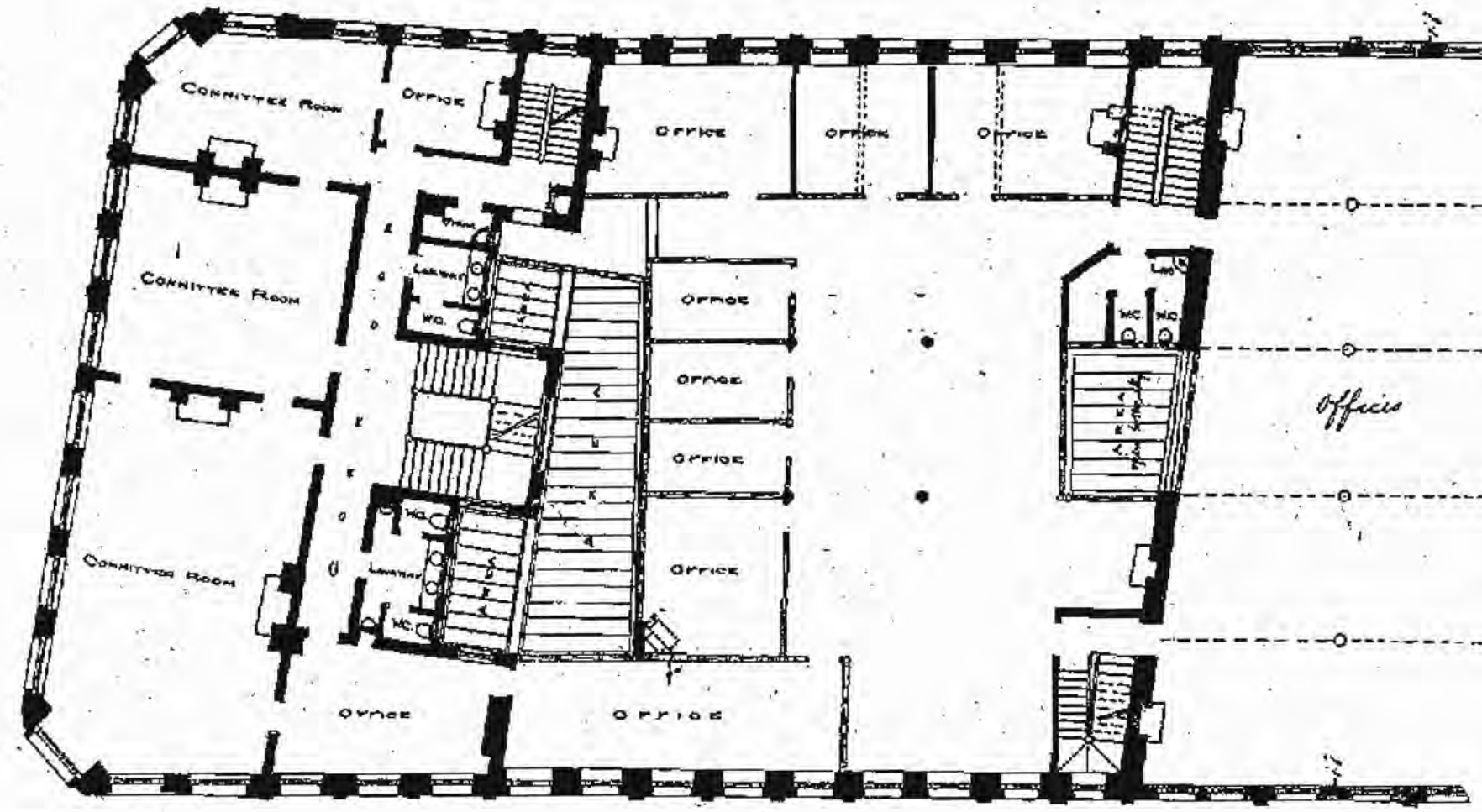
EXTENSION OF OFFICES


Office
Office
Office
Office
Office
Office
Corridor
W.C.
Area
General Office
Counter
Juvenile Labour Bureau
Drawing Office
Area
Offices
Area
Area
Store Room
W.C.
Lavatory
W.C.
Office
Kitchen
Cloakroom
Office
Office
Area
Area
Area

7/6/10, 910

MANCHESTER — EDUCATION — COMMITTEE

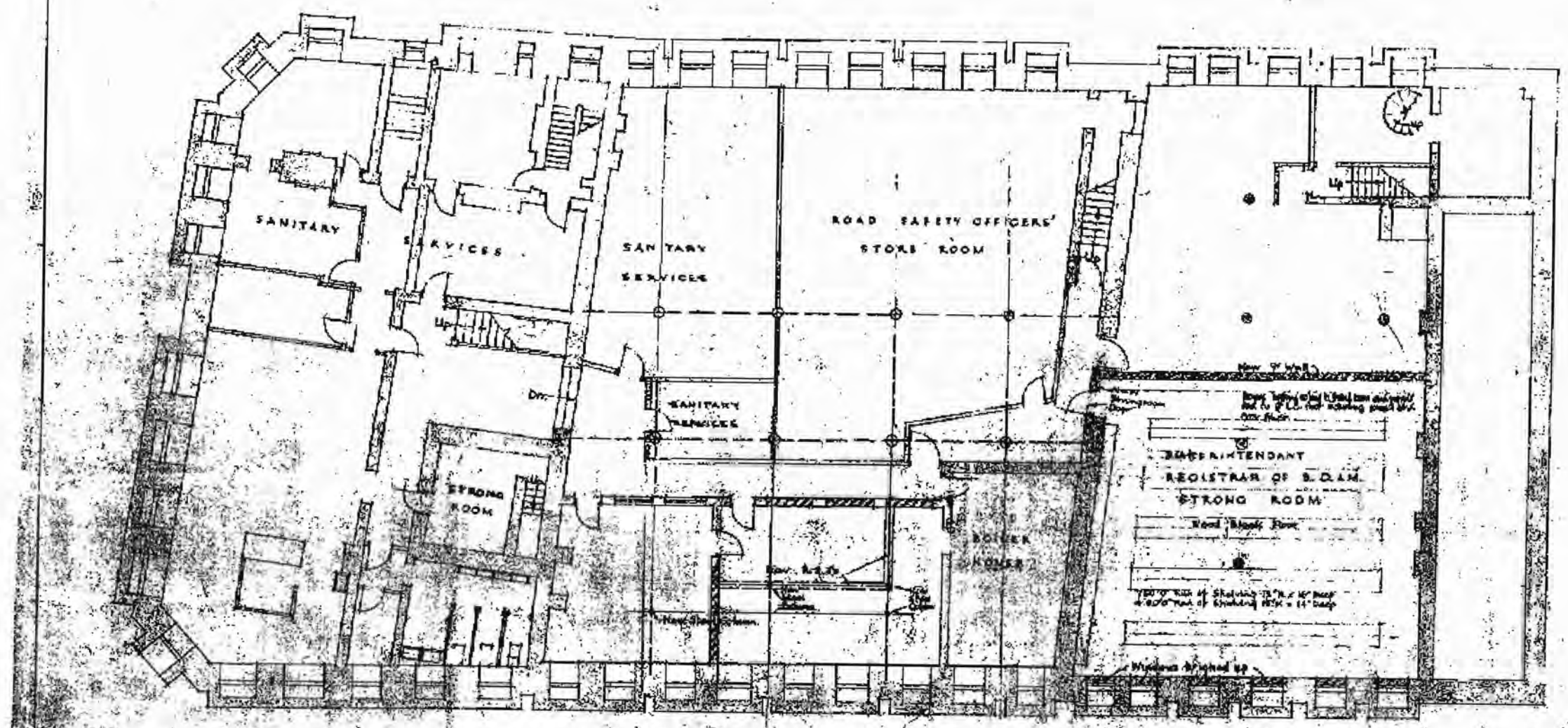
EXTENSION OF OFFICES



FIRST FLOOR.

City of Manchester

Approved so far as relates to The Building Regulations 1965 only and without reference to strength or stability of the structure. The building and work must be executed in every particular in strict accordance with the Building Regulations, etc.
This approval to remain in force only in case the buildings are commenced within three years from this date.
DEC 1967



BASEMENT PLAN

R.C.J. & COLUMNS SUPPORTING WALLS AND STRONG ROOM TO HAVE ONE HOUR FIRE RESISTANT COVER

STEELWORK SIZES & CALCS TO BE SUBMITTED

NOTES

Make good to all existing walls floors and ceilings disturbed by the new work.

Refer to Electrical Engineers [illegible] lighting and power points [illegible] and bells.

Allow for painting and re-decorations as [illegible] of finished and colour [illegible].

Allow for alterations to Heating system by Heating Engineers.

Oak Maker to corner of Sitting Room to be removed and refixed.

Repair and make watertight [illegible] windows to Basement Strong Room. Make watertight as existing [illegible] Lights by repair or replacement.

KEY	DATE	BY	REVISIONS

CITY OF MANCHESTER
TOWN HALL COMMITTEE
EXISTING FOUNDATION OFFICES
DEANSGATE

PROPOSED REGISTRARS OFFICES

SCALE 1/8" = 1'0"

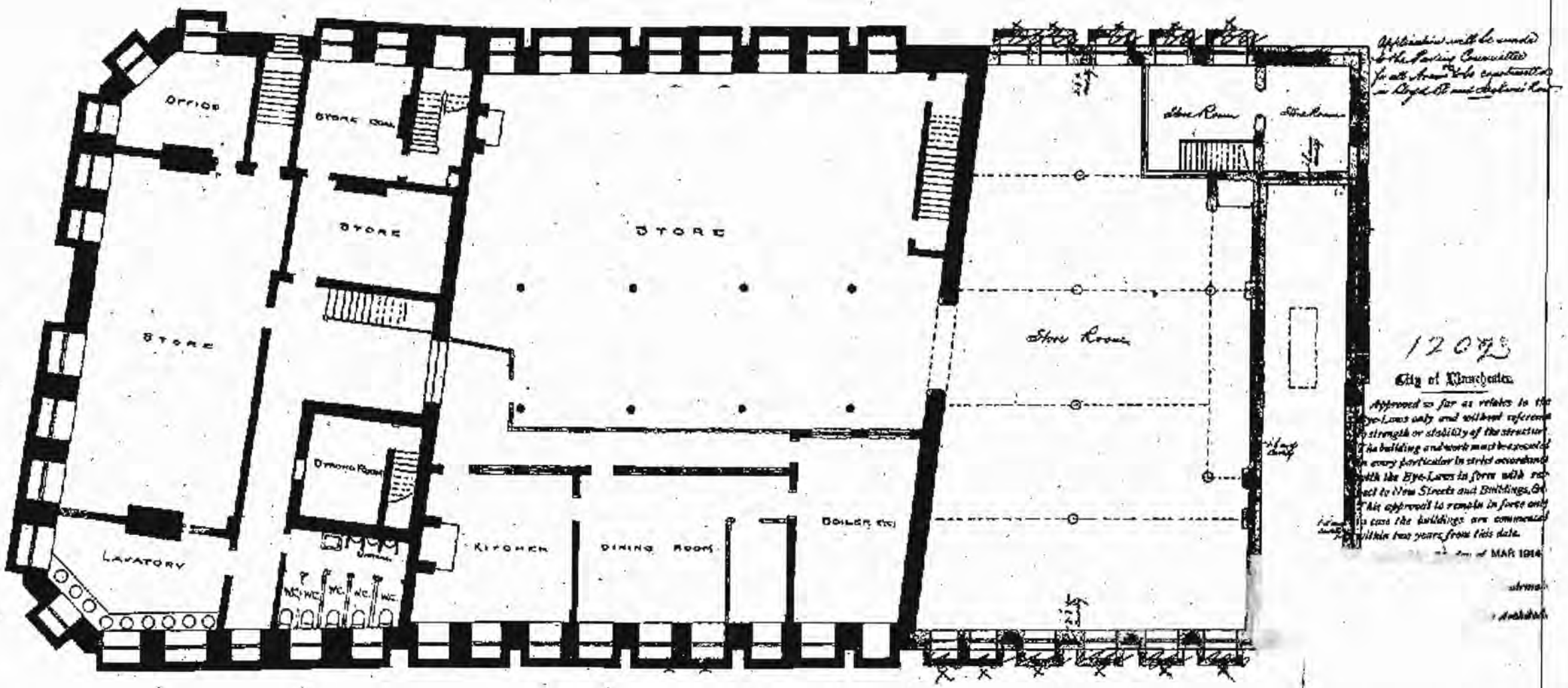
DRAWING No. 13

CITY ARCHITECT
TOWN HALL
MANCHESTER 2

74/10,808

MANCHESTER — EDUCATION — COMMITTEE

EXTENSION OF OFFICES



BASEMENT PLAN

SCALE 8 FEET TO AN INCH.

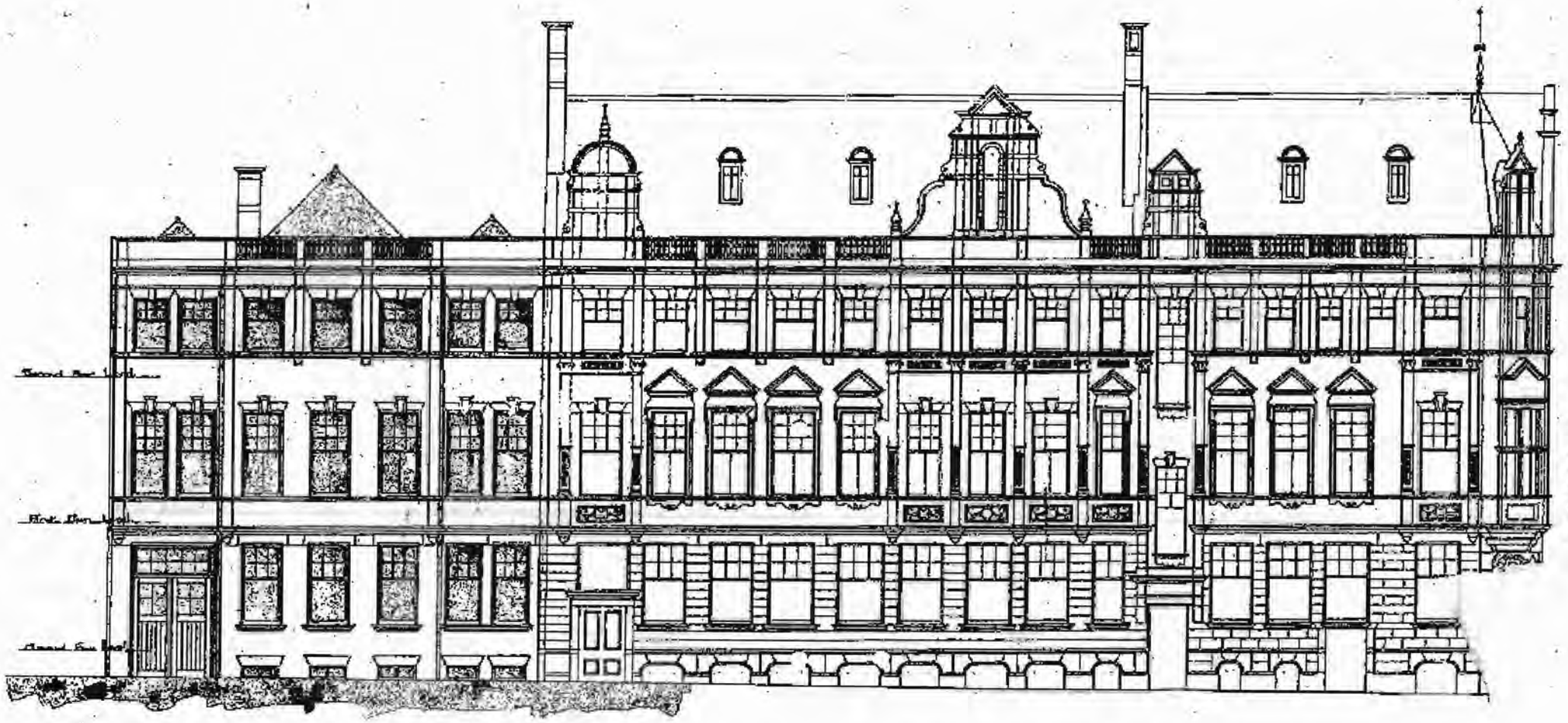
Manchester Education Committee
March 2nd 1914.

80
10,814.

— MANCHESTER — EDUCATION — COMMITTEE —

— EXTENSION OF OFFICES —

Notice Projections into Streets not to exceed one inch to the foot of the width of Streets



— ELEVATION-TO-LLOYD-STREET —

— SCALE 8 FEET TO AN INCH —

1203

City of Manchester.

Approved so far as related to the Bye-Laws only and without reference to strength or stability of the structure. The building and work must be executed in every particular in strict accordance with the Bye-Laws in force with respect to New Streets and Buildings, &c. This approval to remain in force only in case the buildings are commenced within two years from this date.

Dated this — of MAR 1914

— Chairman.

— Hy Architect.

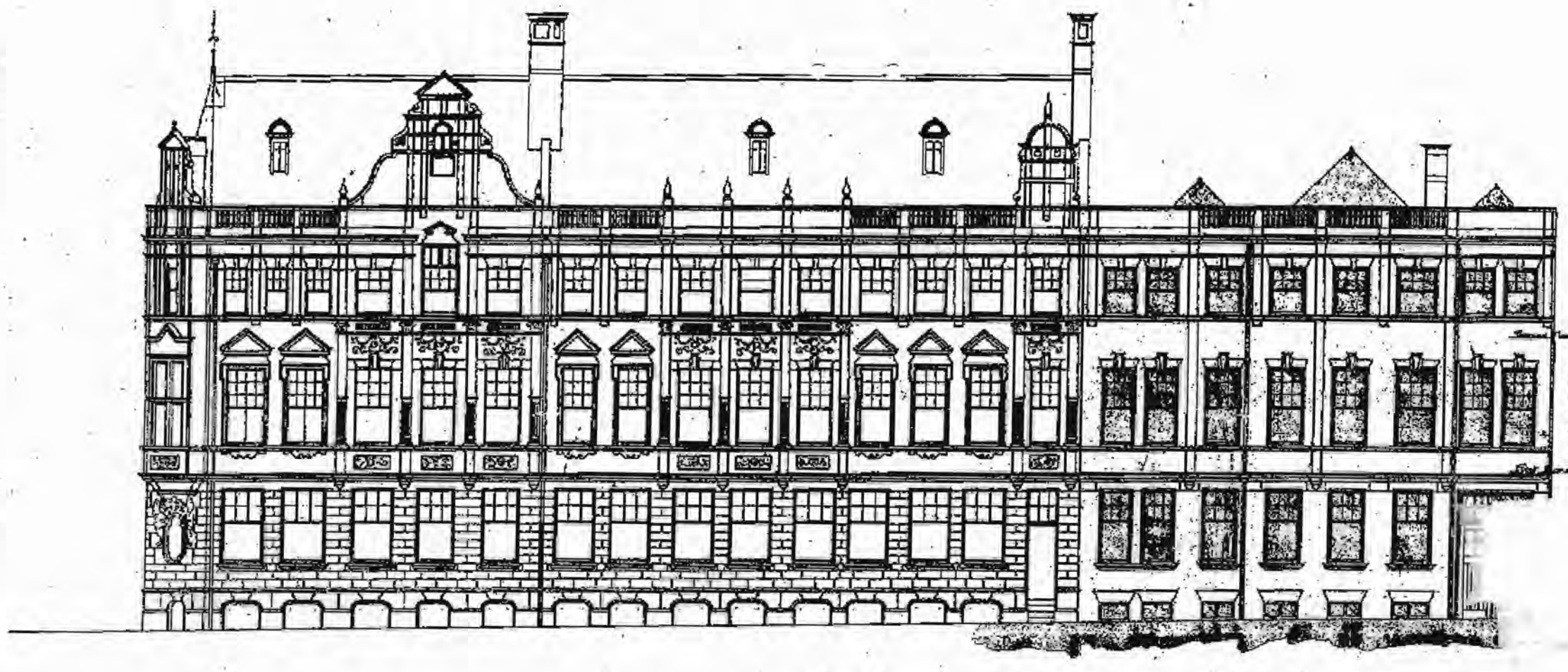
Manchester Education Committee.
March 3rd 1914

79/10,813.

Manchester Education Committee

Extension of Offices

Note:- Projections over Streets not to exceed one inch to the yard of the [illegible] of Streets.



12053

City of Manchester.

Approved so far as relates to the Bye-Laws only and without reference to strength or stability of the structure. The building and work must be executed in every particular in strict accordance with the Bye-Laws in force with respect to New Streets and Buildings, &c. This approval to remain in force only in case the buildings are commenced within two years from this date.

Dated this 28th day of MAR 1914

Chalcotton

[illegible]

Ground Floor Level

Elevation to Jacksons Row

Scale 8 Feet to an Inch

Manchester Education Committee.
March 1st 1914.