HERITAGE STATEMENT

TO ACCOMPANY

APPLICATION FOR
LISTED BUILDING CONSENT

FOR

THE INSTALLATION OF NEW CONDENSERS

AT

THE PARAMOUNT

33-35 OXFORD ST

MANCHESTER

M1 4BH

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Document Revision

Revision	Description	Date	By
-	First Issue	06.08.2025	FA

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1.0 Introduction

1.1 Purpose and Format

This assessment has been prepared as part of a Listed Building and planning application for proposed HVAC works to serve The Paramount, Manchester, a public house operated by JD Wetherspoon. LBC is required to be submitted alongside prior application (10.07.2025) as the rooftop plant deck is situated on no116-118 Portland Street which has Grade II status.

The assessment follows best practice as outlined in Historic England's publication Informed Conservation and is compliant with national policy, including the National Planning Policy Framework (NPPF) and Historic England's Good Practice Advice in Planning Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment.

In terms of local policy, Manchester City Council's Local Plan establishes the vision and strategic framework for managing and conserving heritage assets in the city, including within the city centre. This statement should be read in conjunction with the submitted Design and Access Statement and relevant application drawings relating to the proposed relocation of existing units and the installation of new condenser units at The Paramount, Manchester.

1.2 116-118 Portland St

no116-118 Portland Street is a Grade II listed building, and as such, any alterations that affect its architectural or historic interest must be carefully assessed and justified in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

This heritage statement evaluates the potential impacts of the proposed works—namely the relocation of existing units and the installation of new condenser units—on the significance of the listed building and its setting, ensuring that the design approach is sensitive to its historic fabric and character.

Description: Building

Location: 116-118 Portland St, Manchester

2.0 Location

2.1 Location

Manchester is a major city in the Northwest of England, within the jurisdiction of Manchester City Council. Known for its pivotal role in the Industrial Revolution, the city has a rich architectural and cultural heritage spanning from the Georgian period through to the present day. Oxford Street, where The Paramount is located, sits within Manchester's historic core and is known for its vibrant mix of commercial, leisure, and cultural venues. The surrounding area contains several listed buildings, contributing to a characterful streetscape that reflects the city's urban and industrial development. Manchester remains a thriving regional centre with excellent transport infrastructure connecting it nationally and internationally.

3.0 General Description

3.1 The Building History

The Paramount occupies a prominent location on Oxford Street in Manchester and is a historically significant building, originally constructed as a cinema and later converted for use as a public house. The building dates from the early 20th century and reflects the architectural ambition of the interwar period, incorporating elements of Art Deco styling and large-scale urban design.

The Paramount forms part of a broader group of historic and architecturally notable buildings along Oxford Street and nearby streets, many of which are also listed. This group value enhances the building's significance, as it contributes to the urban character and visual cohesion of this part of the city centre. Its scale, façade articulation, and choice of materials are consistent with the early 20th-century commercial architecture of Manchester and add positively to the city's conservation area and wider historic context.

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3.2 Listing Description

Official List Entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1247062
Date First Listed: 03-Oct-1974
List Entry Name: 116 AND 118, PORTLAND STREET

Statutory Address:
116 and 118 Portland Street, Manchester, M1 4RL

Location
County: Greater Manchester
District: Manchester (Metropolitan District Authority)
Parish: Not applicable
National Grid Reference: SJ8430297908

Details
MANCHESTER
SJ8497SE PORTLAND STREET (South side)
698-1/30/289 Nos. 116 AND 118
03/10/74

Pair of warehouses, now offices and retail. Mid-19th century. Red brick with sandstone dressings and slate roof.

EXTERIOR:
Five storeys with a basement, nine bays. Rusticated stone base with arched basement openings. Upper floors in brick with stone quoins and window heads. Round-headed windows with keystones on the first floor, flat-arched windows above. Cornice and parapet.

INTERIOR:
Interior not inspected at time of listing.

Listing NGR: SJ8430297908

4.0 Assessment of Impact

4.1 Building Fabric Analysis

The rooftop plant area of 116 and 118 Portland Street—a Grade II listed building—is the proposed location for condenser units associated with the adjacent public house, The Paramount, located at 33–35 Oxford Street, Manchester, M1 4BH. While The Paramount itself is not a listed building, the installation and relocation of condensers on the roof of the adjoining listed structure requires careful consideration of the architectural and historic significance of the heritage asset.

The rooftop area is a non-public-facing and functional part of the building that has been previously adapted for mechanical services. As such, the proposed works have been designed to avoid harm to historic fabric or features. The core structure and external architectural significance of the listed building will remain unaffected, as no interventions are proposed to any historic elevations or principal interiors.

4.2 The Proposed Work

The proposed works involve the relocation of four existing condenser units and the installation of two new condenser units, to be consolidated and positioned on the rooftop plant area of 116 and 118 Portland Street. All units will be grouped together on a ‘Big Foot’ frame system, designed to distribute weight safely and avoid direct fixings into the historic fabric.

To support the new plant arrangement, a new tray will be installed to carry ducting, directing refrigeration pipework into the existing rooftop plant room and then vertically down an existing riser within the building. The installation is designed to be efficient, structurally appropriate, and entirely reversible, ensuring minimal physical or visual impact on the listed building.

Further technical detail and the proposed layout can be found in the submitted planning documentation, refer to drawing [2459 M102 Rev 0].

4.3 Impact on the Building’s Architectural and Historical Character

The rooftop condenser works are located on a non-prominent part of the listed building, set back from public viewpoints and not visible from street level, ensuring that the visual integrity and setting of the building are preserved.

All plant equipment will be mounted using non-invasive fixings (via the Big Foot frame system) and routed via existing services zones where possible, avoiding the need for new penetrations through historic elements. The design respects the form, scale, and character of the building and ensures that the historic significance of 116 and 118 Portland Street is conserved.

In line with Historic England guidance (GPA2: Managing Significance in Decision-Taking in the Historic Environment), the proposal represents a low level of change that is entirely reversible and sympathetic to the character of the listed asset.

5.0 Conclusion

The proposed works will facilitate the continued effective operation of The Paramount public house, located at 33–35 Oxford Street, Manchester, by upgrading its mechanical systems through the relocation of four existing condensers and the installation of two new units. Although The Paramount is not a listed building, the proposed condenser units will be sited on the roof of the adjacent Grade II listed building at 116 and 118 Portland Street (List Entry Number: 1247062).

The scheme has been carefully developed to respect the architectural and historical significance of the listed building. The proposed installation is entirely reversible, utilising a freestanding Big Foot frame system that avoids direct fixings into historic fabric, and all associated pipework will follow existing service routes.

Located in a non-prominent rooftop area, the works will not detract from the character or setting of the listed building and will have no visual or physical impact on its principal elevations or internal historic features. Overall, the proposal represents a low-impact and sensitive intervention that ensures the heritage significance of 116 and 118 Portland Street is preserved, while allowing The Paramount to continue functioning efficiently as a hospitality venue.

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