



Paul Butler Associates

Planning, Development & Heritage Consultants

Belstaff International Limited

Proposed installation of replacement air handling plant and associated infrastructure at 48 King Street, Manchester including internal and external works (Grade II listed building)

Heritage, Design & Access Statement

July 2025

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Figure 0.1 King Street, 1866, Manchester Archives

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1. Introduction

- 1.1 This Heritage, Design and Access Statement has been prepared by Paul Butler Associates Ltd on behalf of Belstaff International Ltd to accompany a planning and listed building consent application for the 'Proposed installation of replacement air handling plant and associated infrastructure including internal and external works'.
- 1.2 The works proposed include the installation of 4 new air handling units within an acoustic cabinet to be placed in the existing internal lightwell of the building at first floor level. The proposed lightwell and plant are not visible from street level on King Street and King Street South. The proposed plant will replace existing air handling units which are to be removed from the lightwell of the building. The installation of the plant is necessary to facilitate the continued use of the building as a retail unit by Belstaff International Ltd and will operate to provide internal climate control for the comfort of customers and staff.
- 1.3 The subject building is Grade II listed and was originally built as a shop in c.1860-80, now with a twenty-first century shop front to King Street. The current use of the ground floor and basement is as a retail unit by clothes retailer Belstaff International Ltd. Prior to Belstaff International Ltd, the building was occupied by clothes retailer Hurlingham Polo and before that by clothes retailer Karen Millen.
- 1.4 This Heritage, Design and Access Statement has been prepared to accompany the planning application and listed building consent application for the proposed works by Belstaff. The statement assesses the heritage significance of 48 King Street and the potential impact of the works proposed upon the building. The proposed works have been designed with a clear understanding of the heritage significance of the building and through a conservation-led approach. Appropriate heritage mitigation is identified where appropriate.
- 1.5 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF), in addition to an examination, analysis and assessment of available historic records.

1.6 This statement includes:

- A description of the application site's location;
- A summary of the heritage planning policy guidance context;
- An overview of the proposed scheme;
- Consideration of design and access matters;
- A summary of pre-application contact with the local authority;
- A description and an assessment of the heritage significance of the building; and,
- An assessment of the impact of the proposed works upon its significance.

1.7 This statement is not intended to be a full or complete record of the site rather it is proportionate to the works proposed.

2. Site Location

2.1 The building to which this application relates is 48 King Street, Manchester, M2 4LG. The building is bounded by King Street to the north and King Street South to the south. The postal address of the application site is 48 King Street, Manchester, M2 4LG. The building is Grade II listed (LEN 1197938). The building lies within St Anns Square Conservation Area. The National Grid Reference of the property is SJ 83777 98287.



Figure 2.1 48 King Street, Aerial View, Source Google Earth. (Lightwell where works are proposed outlined in blue)

3. The Heritage Planning Policy Context

- 3.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 3.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications. In this instance the development plan

currently comprises the Places for Everyone Development Plan Document (2024), the Manchester Core Strategy (2012) and saved policies of the Unitary Development Plan for Manchester (1995). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.3 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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. The application building is Grade II listed. A description of the subject building is provided at Section 7 below. The application property lies within St. Anns Square Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 3.4 In determining this listed building consent application it is necessary to consider the impact of the proposal on the significance of the building. This includes direct physical change on its built fabric. The works proposed are internal and external. Section 9 of this report provides an assessment of anticipated heritage impacts.

National Planning Policy Framework (NPPF)

- 3.5 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in December 2024. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment.
- 3.6 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 202 states that heritage assets are an irreplaceable resource and should be

conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

- 3.7 Paragraph 207 advises 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'.*
- 3.8 Paragraph 208 states that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*
- 3.9 Paragraph 210 states *'In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness'.*
- 3.10 Paragraph 212 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*

- 3.11 Paragraph 213 states *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.*
- 3.12 Paragraph 214 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 or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 3.13 Paragraph 215 states 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, where appropriate, securing its optimum viable use’.*
- 3.14 Annex 2: Glossary of the NPPF provides a glossary of key terms which are relevant to this application. ‘Significance’ is defined as: *‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.*

National Planning Practice Guidance (NPPG)

- 3.15 The NPPG was published in March 2014 (updated 2023). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:
- 3.16 All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- 3.17 What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage 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.
- 3.18 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.
- 3.19 An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.
- 3.20 The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.
- 3.21 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

- 3.22 It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.
- 3.23 With regard to assessing substantial harm, National Planning Practice Guidance advises: *'Whether a proposal causes substantial harm will be a judgment 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 assessed. The harm may arise from works to the asset or from development within its setting.'* (Paragraph: 018 Reference ID: 18a-018-20190723).

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

- 3.24 The policies of the Core Strategy in relation to heritage are outlined below –

Policy EN 3 Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre

~~*Now developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Superseded by Places for Everyone JP-P2: Heritage – See below.*~~

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

3.25 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

- DC18 'Conservation Areas' states the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings and iii) the desirability of retaining existing features.
- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Places for Everyone (2024)

3.26 The Places for Everyone Plan (2024) has been adopted by Manchester City Council in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –

'We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's

distinct character, identity and sense of place....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value'.

- 3.27 With regard to Development Control the MCC Conservation Area leaflet notes that '*St. Anns Square is in the commercial heart of the City, where almost every building accommodates shops on the ground floor. Encouragement of this variety will help maintain the character of the area. Where buildings need to be replaced, historic copies are not encouraged; instead high quality modern design, taking cues from the remaining historic buildings is promoted. Building proposals should be designed to enhance the existing quality of the built environment*'. The guidance advises that '*It is important that the narrow-fronted character of the older buildings is retained in any new development. This will ensure a vertical rhythm in the 'street wall' when viewed in perspective.*' With regard to signage the note adds that '*Signs and canopies should be carefully designed so as not to compete with or conceal architectural details of buildings*'.

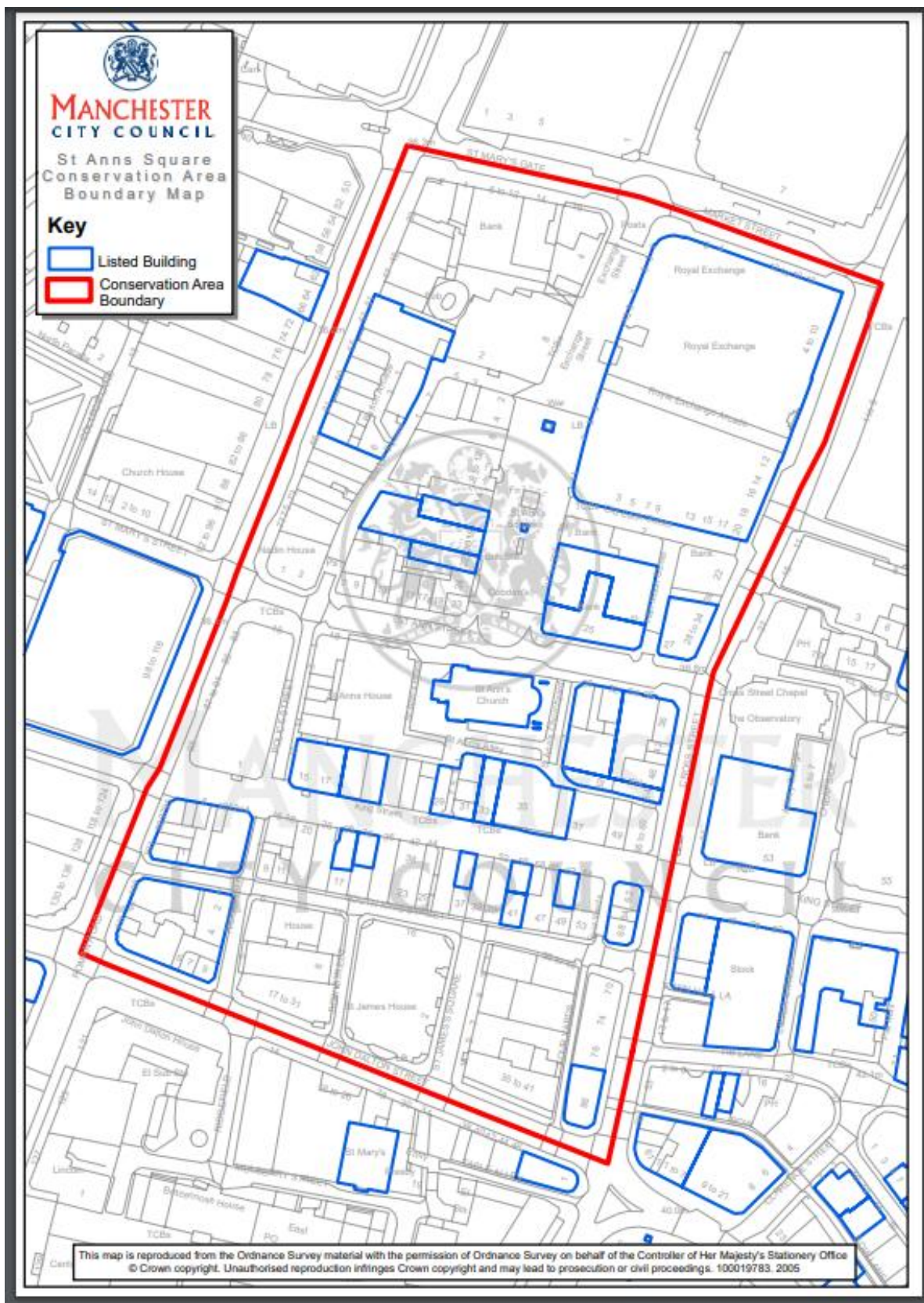


Figure 3.1 St Anns Square Conservation Area in red. Listed buildings identified in blue

4. The Proposed Scheme

- 4.1 The works proposed include the installation of 4 new air handling units within an acoustic cabinet to be placed in the existing internal lightwell of the building at first floor level. The proposed lightwell and plant are not visible from street level on King Street and King Street South. The proposed plant will replace existing air handling units which are to be removed from the lightwell of the building. The installation of the plant is necessary to facilitate the continued use of the building as a retail unit by Belstaff International Ltd and will operate to provide internal climate control for the comfort of customers and staff. The plans which accompany the submission detail the scheme and are listed in cover letter 24.2015/160725/Idt01jr.

5. Design and Access Matters

Design Considerations

- 5.1 The changes proposed are to an internal lightwell at first floor level and do not impact upon the public facing elevations of the building. The plant replaces existing plant within the lightwell and the design aesthetic of the building is unchanged. Details of the proposals are provided by the submitted application drawings and are assessed within Section 9 of this statement. The scheme is designed to comply with acoustic requirements as detailed in the supporting report prepared by Jameson Acoustics.

Access Considerations

- 5.2 The existing shopfront and level access to the ground floor is retained. An accessible fitting room is retained, also unaffected by the proposed works. No matters regarding access have been identified as a result of the works and none therefore need be discussed within this Statement.

6. Pre-application Liaison

- 6.1 The applicant contacted Manchester City Council prior to submitting the application. Planning and Conservation Officers visited the site and provided helpful pre-application comments prior to submission of this application. Three installation options were discussed with Council Officers prior to the application scheme being developed.
- 6.2 The two alternative options considered and dismissed by the Design Team and Officers are identified below. Both would have involved larger installations within the lightwell and would have involved layouts with more acoustic enclosures. Both discounted layouts also lacked sufficient clearance for ventilation and future maintenance.

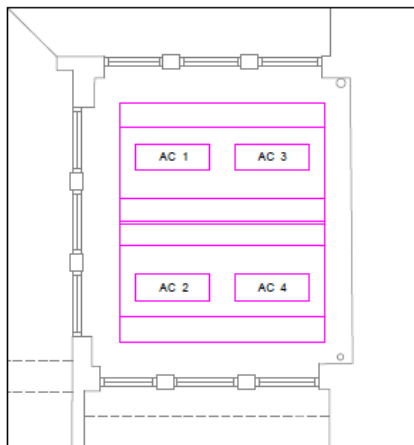


Figure 6.1 Discounted layout No.1.

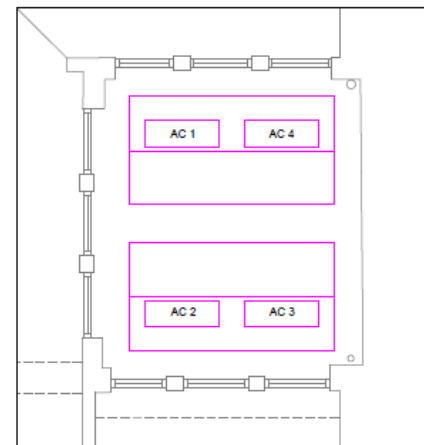


Figure 6.2 Discounted layout No.2.

- 6.3 The subsequent submission developed by the Design Team responded to officer requests and provides sufficient information to allow the application to be validated and processed.

7. Listed Description

- 7.1 The listed building description notes that the building is grade II listed. It highlights the external architecture of the building. The Listed Building entry is as follows: *'Shop. c.1860-80, altered. Red brick with sandstone dressings and slate roof. Narrow rectangular plan at right-angles to street. Gothic style. Three storeys and three narrow bays. C20 shop front at ground floor framed by original columns with crocket caps and enablatures, and moulded frieze. The upper floors have brick corner pilasters, a panelled band between floors, moulded main cornice broken in the centre by a large 2-centred arch rising into a steeply-pitched gable which breaks through the parapet; sashed windows of one, three and one lights on each floor, those at second floor with transoms, a prominent stone balcony in the centre of each floor with bowed wrought-iron railings, and a carved stone tympanum over the centre windows at second floor.'*



Figure 7.1 Frontage to 48 King Street in July 2025, Source: PBA Site Photograph.



Figure 7.2 Lightwell at December 2025, Source: PBA Site Photograph (Note: the unit to the r/h side foreground has been removed since this image was taken and a new roof installed).

8. Heritage Significance

Introduction

8.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- Archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- Architectural and artistic interest which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- Historic Interest which is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

48 King Street

- 8.2 The building is likely to have been developed in the late nineteenth century as a purpose-built shop built in gothic style using redbrick with stone embellishment. The architect is unconfirmed. The building had been converted to accommodate the shop and offices of the Leicester Building Society prior to it being listed in 1974.

Archaeological interest

- 8.3 The building retains a high proportion of original fabric externally above ground level but less so internally particularly at basement and ground floor level which have both likely been subject to several phases of alteration and refurbishment. The premises is likely to contain fabric of archaeological interest associated with the construction and use of the building as a Victorian commercial premises and there is potential evidential interest within its physical construction. The inserted shopfront is without interest aside from the retained and likely original columns with crocket caps and enablatures, and moulded frieze. The building is considered to have low-medium archaeological significance.

Historical interest

- 8.4 St. Ann's Square was laid out in the Georgian period, early in the 18th century. The church, which dominates the southern end of the Square is the only surviving building of that time in the area, the remainder being later replacements. The MCC Conservation Area leaflet notes that in 1708, an Act of Parliament granted that St. Ann's Church might be built and stipulated that a space 30 yards wide should be reserved for the Acres fair which originated as fair held by Charter in Manchester and served the farming communities of Lancashire and Cheshire as a market for the sale of cattle, sheep, pigs and horses. The area became St. Ann's Square, named after the reigning monarch and Lady Ann Bland, the lord of the manor and patron of the church. The church, consecrated in 1712, was Manchester's third after the Church of St. Mary (which is now the Cathedral) and the Cross Street Chapel (Figure 8.1).
- 8.5 King Street was laid out to the south of the Church and initially comprised largely of Georgian townhouses. Most of the original buildings on King Street were built or rebuilt as shops in the Victorian era, an exception being, 35 King Street, Manchester, a former Georgian townhouse (grade II listed) and the last surviving Georgian mansion in central Manchester. By 1866 King Street was characterised by shops (Figure 0.1). The architectural origins of the application building date back to the Victorian phase of development which led to the Georgian buildings along King Street being redeveloping into a fashionable shopping street. A search of the 'British Architect' publication did not reveal an entry reviewing the construction of the building. By 1974 the building had been altered and occupied by the Leicester Building Society.
- 8.6 The pedestrianisation of King Street was undertaken by the Council in 1975 with the pedestrian area being refurbished with new sett paving in 1996. These works have provided an attractive environment along King Street which has allowed the retail importance of the street to be retained through to the present day.



Figure 8.1 Drawing of St Ann's Church and Square shortly after completion.

Architectural and artistic interest

- 8.7 The listed building description describes the architectural interest as being the red brick elevations with sandstone dressings and slate roof. The narrow rectangular plan form is noted with the gothic style composition above the ground floor of King Street being of three bays. The surround to the C20th shop front (Refurbished in 2025) is likely original and includes columns with crocket caps and enablatures, and moulded frieze (Figure 8.2). The upper floors have brick corner pilasters, a panelled band between floors, moulded main cornice broken in the centre by a large 2-centred arch rising into a steeply-pitched gable which breaks through the parapet; sashed windows of one, three and one lights on each floor, those at second floor with transoms, a prominent stone balcony in the centre of each floor with bowed wrought-iron railings, and a carved stone tympanum over the centre windows at second floor. The inserted modern shopfront is without significance.

9. Heritage Impact Assessment

- 9.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.
- 9.2 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.
- 9.3 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.
- 9.4 The following methodology is based on the guidance set out by ICOMOS (2011) *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

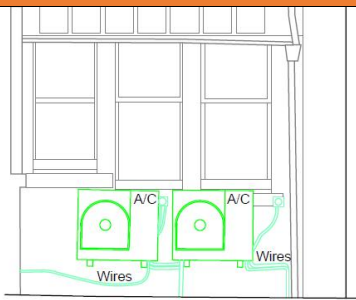
Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.

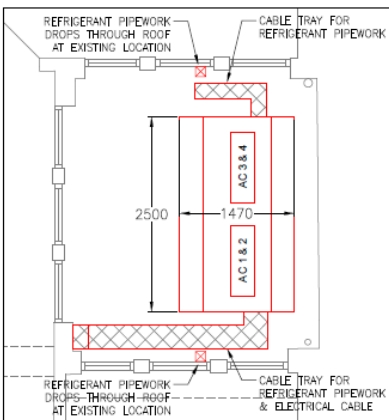
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

9.5 When assessing potential heritage impacts associated with the proposed scheme the only impact to consider is the direct impact of the proposed electrical installation works on the physical fabric of the building

9.6 The impact of the proposed works is assessed in the table below, with appropriate mitigation identified where appropriate. This table should be read alongside the application drawings submitted:

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
1.	External Works: Removals Removal of 4 no. existing AC units and associated electrical wiring from the first floor area of the lightwell is proposed.	The fabric proposed to be removed likely dates from the occupation of the building by Karen Millen in the early years of the 21 st century (c.2001) and is without significance. The electrical cabling and switch gear which serves these existing units is surface mounted and affixed to the external walls of the lightwell, each AC unit being generally associated with ad hoc and untidy routing of surface	Once these installations have been removed repointing is recommended to make good any damaged mortar joints where A/C mounting brackets and wiring clips have previously

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
	 <p>ELEVATION B-B</p>  <p>Existing lightwell</p>	<p>mounted cables. The plant removal works will be undertaken carefully by hand and will not impact on the significance of the building. The proposed removals are judged to have a LOW BENEFICIAL impact.</p>	<p>been affixed. Repairs should be undertaken in lime mortar as specified in the application submission.</p>
2.	<p>External Works: Additions</p> <p>Drawing 2533/M09 Rev P1 shows the four new AC units to be grouped within a single acoustic enclosure which is located above the recently approved and installed new flat roof deck within the lightwell.</p>	<p>Unlike the previous units the new units are not proposed to be mounted to the historic fabric of the lightwell walls, rather they will sit on feet pads on the landlord's new roof deck which has been specifically designed to accommodate the weight of the new A/C units. The advantage of this solution is that the new acoustic plant is not mounted on historic surfaces. Cables and</p>	<p>The acoustic enclosure has been agreed to be painted white to reflect the white surfacing of the lightwell walls, allowing the new plant enclosure to blend more easily into its surroundings,</p>

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
	 <p>PROPOSED PLANTROOM LAYOUT. 4 No. NEW AC UNITS TO BE STACKED IN PAIRS WITH SINGLE ACOUSTIC ENCLOSURE HAVING REAR TO FRONT VENTILATION. THIS IS THE PREFERRED OPTION AS IT ALLOWS SUFFICIENT SPACE AROUND THE ENCLOSURE FOR VENTILATION & MAINTENANCE.</p>	<p>pipework are to be accommodated in two discrete cable trays. These are not mounted to historic surfaces. Existing wall penetrations and pipework connections are reused wherever possible to minimise the requirement for new penetrations. A disadvantage is that the plant occupies a larger area of the lightwell interior, however, the impact is mitigated by positioning the enclosure closest to the solid party wall. The proposed works are judged to have a LOW ADVERSE impact but an impact which is judged to be an improvement over the existing position.</p>	<p>mitigating the visual impact of the plant enclosure.</p>
3.	<p>Internal Works: Electrical Cabling</p> <p>Proposed Internal Services Layout Drawing 2533/M10 Rev P1 shows minor changes to electrical supply cables within the building. Rather than being mounted externally on the face of the lightwell all supply</p>	<p>The proposed plant connects to existing ductwork leading to existing cassettes at first floor level. Internally new ducting will be located in a void above contemporary ceiling finishes. No new penetrations are necessary in</p>	<p>It is recommended that extended internal trunking be metal and decorated to match the</p>

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
	cables are rerouted into existing internal trunking.	<p>historic fabric to install ductwork.</p> <p>Power cabling is proposed to be concealed in an existing cable conduit which is extended to reach a new opening located at roof deck level. Whilst this has a minor negative impact it is balanced by the beneficial removal of surface mounted wiring from the exterior of the lightwell. On balance proposal is judged to have a NEUTRAL impact.</p>	existing interior paint scheme.
	CUMULATIVE IMPACT	The above described works are regarded to balance out and have a NEUTRAL IMPACT .	

9.7 The table above has identified the impact of the proposed works on the significance of the subject building. The works are reversible and involve no significant disturbance to sensitive fabric. Cumulatively, they are regarded to have a neutral impact on the described significance of the building. The changes for which approval is sought are necessary to secure the functionality of the unit for retail use and are reversible should a future user wish to remove the installations. Should the Council disagree and regard the changes to have low adverse impact, the applicant is of the view that the proposal allows the basement and ground floor of the building to continue in retail use and the public benefit of retaining the building in retail use would outweigh a less than significant negative impact.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 9.8 This Statement has confirmed that the works proposed involve minimal disturbance to sensitive fabric. Cumulatively, they are regarded to have a neutral impact on the described significance of the building and as such it is demonstrated that the proposal is consistent with the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided. The works do not impact on the setting of nearby listed buildings on King Street, nor the setting of St Ann's Square Conservation Area generally.

10. Conclusion

- 10.1 This Heritage, Design and Access Statement has been prepared to consider the impact of a development proposal on the heritage significance of 48 King Street, Manchester.
- 10.2 The report has established that the proposed replacement plant works proposed have been designed to be sensitive to the heritage significance of the building. On this basis it has been demonstrated that the proposal accords with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.

Archive Photographs



King Street, 1866, Manchester Archives



King Street, 1930, Manchester Archives



King Street, 1958, Manchester Archives, Application Property to Right of Picture



King Street, 1975, Manchester Archives, Application Property to Right of Picture



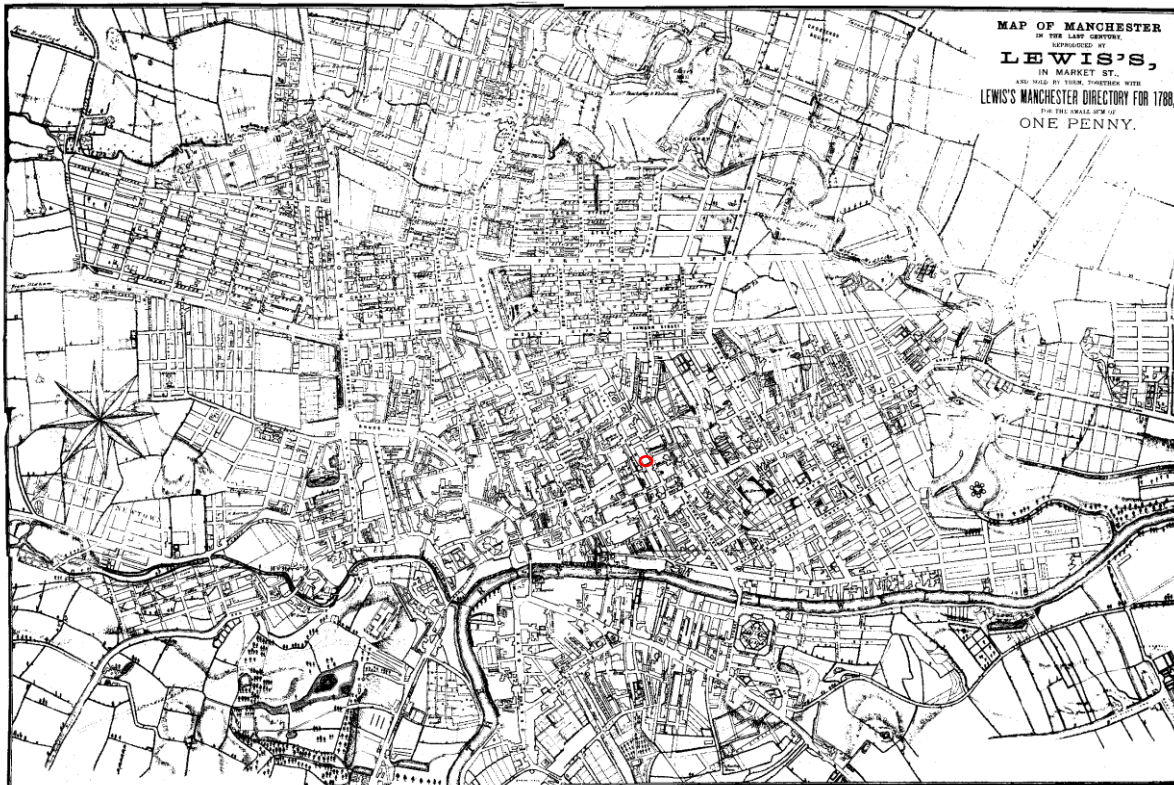
King Street, 1975, Manchester Archives, Application Property to Right of Picture



44 King Street, 1981, Manchester Archives, Application Property to Right of Picture



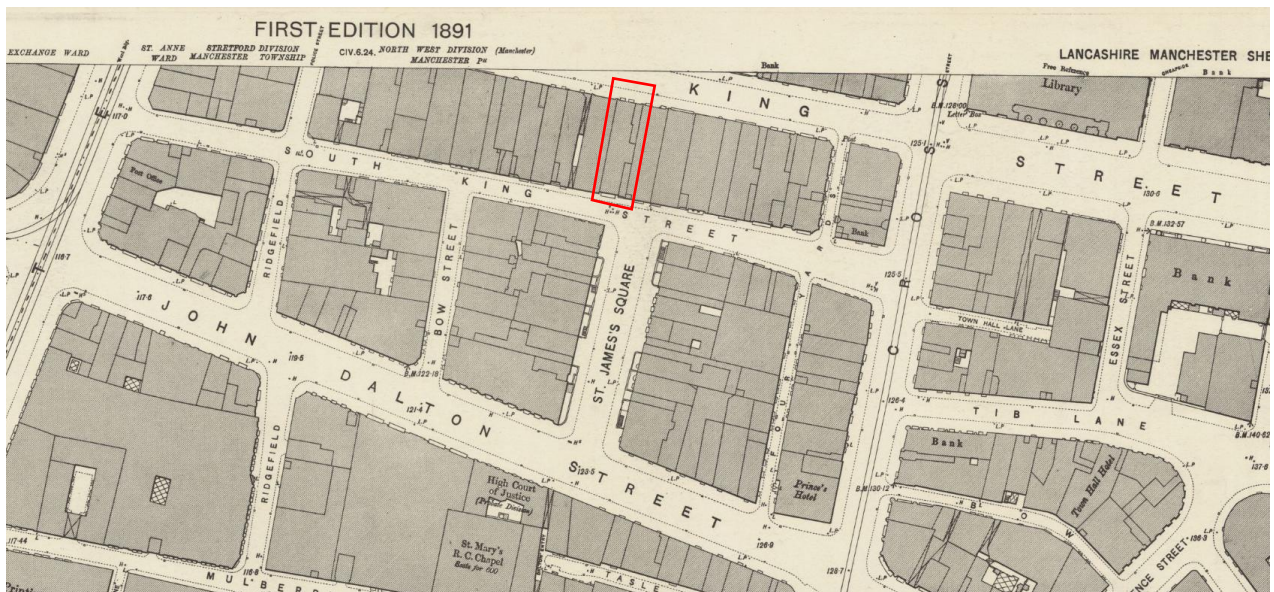
44 King Street, 1981, Manchester Archives, Application Property to Right of Picture



Lewis's Map of Manchester, 1788. Approximate site of application property in red.



Manchester and Salford Sheet 28 Surveyed: 1849, Published: 1851.
Approximate site of application property in red.



1891 Manchester - Lancashire CIV.10.4 Surveyed: 1889, Published: 1891
Approximate site of application property in red.