48 King Street, Manchester City Centre

Heritage Statement to accompany applications for Proposed new flat roof deck to lightwell

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1. Executive Summary

1.1 The following report provides a Heritage Statement to accompany applications for Listed Building Consent and Planning Permission for the provision of a new flat roof deck to the lightwell of No. 48 King Street Street, Manchester City Centre, M2 4LG. The report was prepared for DTZ Investors by Williams Conservation Surveying Limited, instructed by Cushman & Wakefield.

1.2 No. 48 King Street is Listed at Grade II and lies within the St Ann's Square Conservation Area, both of which are Designated Heritage Assets for the purposes of the National Planning Policy Framework 2023 (the NPPF). As such, proposals affecting the special interest of the Listed Building or external elements of the building which affect the character of the Conservation Area require Listed Building Consent and Planning Permission, respectively, under the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.3 The site was subject to a comprehensive rebuilding during the later 19th century which obscured the 18th century origins of the site. The present building on the site is a purpose-built shop with offices above, which was extant by 1886 (at the latest) and during the 20th century was used as a branch of the Leicester Building Society. Externally, the building includes a number of good quality late 19th century building details including high quality brickwork and stonework, and the partial remains of a decorative cast iron shop front typical of the St Ann's Square Conservation Area.

1.4 Based upon site and archival analysis, the report includes a Significance Assessment in compliance with the NPPF and the National Planning Practice Guidance (NPPG). The assessment concludes that No. 48 King Street is of *low* archaeological significance, *medium* architectural and artistic significance, and *low* historic significance. As such, the Listed Building is considered to be of *medium* heritage significance overall, combining the three significance factors and considering them as a whole.

1.5 Following a review of the proposed provision of a new flat roof deck to the internal lightwell, the report includes an Impact Assessment in accordance with the requirements of the NPPF, considering the impact of the proposals both upon the Listed Building and the wider Conservation Area. The Impact Assessment has concluded that in this instance there is no impact amounting to "substantial harm" or "less than substantial harm" to the significance of the Listed Building and Conservation Area, as defined by the NPPF. Therefore, it is considered that the proposed provision of a new flat roof deck to the lightwell does not require further justification within the structure for determining such applications which is outlined by the NPPF.

2. Introduction, Scope and Methodology

2.1 In November 2019, Williams Conservation Surveying Limited (WCS) were commissioned by DTZ Investors to carry out a pre-development Heritage Appraisal of No. 48 King Street, Manchester City Centre, M2 4LG. The purpose of the Heritage Appraisal was to establish the architectural and historic interest of the existing buildings, to set out proportionate national and local archival records relevant to its development, to identify any statutory heritage designations pertaining to the site and to identify where there might be scope for appropriate change to the building.

2.2 Subsequently in 2024, WCS were commissioned to develop the Heritage Appraisal into a Heritage Statement to accompany applications for Listed Building Consent and Planning Permission in relation to the proposed external refurbishment of No. 48 King Street. In March 2025, WCS were commissioned to update the Heritage Statement to accompany applications for Listed Building Consent and Planning Permission for the proposed provision of a new flat roof deck to the internal lightwell (the current document).

2.3 The document has been prepared with reference to the Historic England guidance document *Statements of Heritage Significance: Analysing Significance in Heritage Areas* (HE Advice Note 12, 2019). The requirements of the NPPF, especially in respect of proportionality of the information provided, have also been adhered to. It should be noted in this context that the Heritage Statement concentrates upon the exterior of the building in this case, as all of the works proposed are external and no changes are proposed to the interior.

2.4 Fieldwork for the Heritage Appraisal was carried out on site on 3rd December and 11th December 2019, using photography and note taking. Access was available to all areas of the property. The weather at the time of the fieldwork was cold and clear with sunshine on 3rd December and overcast with light rain on 11th December. Additional photographs required were taken during further site visits on 28th January and 7th May 2020.

2.5 The fieldwork was supplemented by archival research at Manchester City Archives, and the use of appropriate, verified online sources including Ordnance Survey map viewing software, the Historic England archive, HM Land Registry, British Library mapping, and the University of Manchester special collections online map collection.

2.6 The present Heritage Statement should be read alongside the submitted schedule of repair works and the construction and engineering drawing packs for the provision of a new flat roof deck to the lightwell provided by Cushman & Wakefield and included in the applications for Listed Building Consent and Planning Permission.

3. Site location and statutory designations

3.1 Nos. 48 King Street is located at Grid Reference SJ 83784 98284 in Manchester City Centre. The site lies between King Street and South King Street, directly adjoining No. 46 King Street to the west and No. 50 King Street to the east. The site is also identified as No. 37 South King Street and can be accessed from either street.

3.2 The site lies within a network of small streets, side streets and alleyways centred around King Street and St Ann's Square, typically occupied by ground floor shops with offices above. Whilst King Street is a principal thoroughfare, South King Street now exists largely as a secondary service route and many of the former shop fronts on this elevation are boarded up.

3.3 The site is entirely occupied by the building and there are no associated areas of open space, curtilage features and the like within the same ownership.

3.4 The site is affected by two statutory designations, as No. 48 King Street is a Listed Building (Grade II) and the building also lies within the St Ann's Square Conservation Area as designated by Manchester City Council. The statutory list description of No. 48 King Street and the location and statutory designation plan are provided in Appendixes 1 and 2 respectively.

4. Historic Development

4.1 King Street was laid out in the early 18th century, part of a southward extension of the town centre prompted by the consecration of St Ann's Church in 1711 and subsequently the completion of St Ann's Square, formerly the area used for "Acres Fair" in the middle ages, in 1720. Early mapping of the area, notably an untitled map of Manchester and Salford dating to 1750 and held at Manchester City Archives (Appendix 3), shows streets of terraced housing laid out spaciously with individual gardens to the rear set around quadrangles of open land.

4.2 By the early 19th century, King Street had become established as a shopping street and, further to the east, a centre of banking and commerce. Whilst the latter declined in the 20th century, the street has remained primarily an area of shops and was largely unaffected by the industrialisation which took place across the wider city. A very early photograph of the street dated to 1866 and held by Historic England shows that at this time the buildings remained largely homogeneous, typically with shop fronts below two storeys of accommodation in brick with earlier 18th century sash windows (Appendix 4).

4.3 The later 19th century saw substantial change within the building plots lining the street, although the overall layout remained unchanged and relatively modest in scale. Contemporary maps such as Adhead's plan of 1851 (Appendix 3) show numerous extensions to the rear of the original buildings and the demand for space causing the removal of the individual gardens set out in the 18th century. Many plots were re-built throughout, on the south side of the street running through to South King Street which was then referred to as Back King Street.

4.4 No. 48 King Street follow this pattern of progressive rebuilding and refurbishment within the confines of the original plot layout of the area and maintaining its small scale and focus on shopping and smaller offices. William Green's plan of Manchester and Salford of 1794 (Appendix 3) clearly shows the site following approximately its modern boundaries, however it is likely that the boundaries of the site were established considerably before this date.

4.5 An early reference to No. 48 King Street in Parliamentary papers of 1846 identifies the occupant of the building as Thomas Houghland, a sharebroker and subscriber to the development of railways in the substantial sum of £5,000.00 within that year. Whilst it is likely that the building occupied by Houghland is that visible on Adshead's Plan of 1851, the entire plot was soon to be redeveloped, at some point between this date and Goad's Fire Insurance Plan of 1886, for the construction of the present building on the site which provided new offices above a purpose-built shop (Appendix 3).

4.6 A set of photographs held at Manchester City Archives show that by 1973 the character of South King Street had changed significantly. At this time No. 48 was in use as the Northern Crafts Centre and Crane Gallery, however shortly afterwards in 1975, the whole of No. 48 King Street was occupied by Leicester Building Society, subsequently Alliance & Leicester. Final photographs dated to 1981 show South King Street as a secondary thoroughfare, entirely subservient to King Street to the north.

4.7 Following a period of steep inner city decline in the c. 1970s and c. 1980s, the area has from the 1990s onwards seen pedestrianisation and the return of King Street as a principal shopping street. The eastern part of King Street has lost its status as a financial centre to the new Spinningfields development to the east of Deansgate and instead has been redeveloped for

restaurants, bars and offices, largely housed within the original 19th and 20th century commercial building stock.

5. Building Description

5.1 Photographs referred to within this Section are numbered as either Plates or Details and are located at Appendix 5.

No. 48 King Street

Roof structure and coverings

5.2 Where visible, the original principal roof structures and coverings of No. 48 King Street remain intact, comprising two separate double pitched hipped roof structures. The hipped roof structure towards the northern (King Street) side of the building extends in an "L" shape around the lightwell. Both roof structures retain their original thick cut Cumbrian or Welsh slate coverings (Plate 1). None of the roof coverings are visible from street level, and the timber roof structure is largely obscured internally. Within the internal lightwell, there is a modern flat roof structure.

Elevations

5.3 The north or front principal façade of No. 48 King Street is constructed of soft red brickwork typical of the region with decorative details including parapet coping stones, window heads, colonettes, cornices and stringcourses in ashlar sandstone, itself likely to be of local origin such as Spinkwell (Derbyshire). To add further interest, decorative features including recessed blank wall panels have also been formed in cut special bricks of the same colour and texture as the main facing brickwork. Where visible, the brickwork has been laid in Flemish Bond (Plate 2).

5.4 The central decorative feature of the elevation is a substantial brick and stonework arch at second floor level enclosing three sash windows and breaking through the cornice into the third floor with the parapet extending upwards to form a pediment. Above the windows the arch encloses a blank spandrel panel of stonework with decorations in the form of cut stone roundels and a blank opening in the form of a rose window.

5.5 The central three windows to the second floor level are served by a decorative balcony with scrolled cast iron balusters supported by carved stone corbels. A similar balcony serves the three central windows in the same position to the first floor, however this lacks decorative corbels. At first and second floor level there are additional windows to either side of the central three. All windows are of one over one timber sash form with curved heads to accommodate the shape of the stone window heads. The central windows are further embellished by intermediate stone colonettes with carved Corinthian capitals.

5.6 At ground floor level, the principal façade has been entirely re-faced and reconfigured with a modern shop front and no features of historic interest remain.

5.7 The south or rear (South King Street) façade of No. 48 King Street (37 South King Street), whilst less decorative than the principal elevation, uses the same palette of materials and is in a similar style. At eaves level there is a substantial brick parapet with a cut sandstone capping, which conceals the roof coverings behind. The first and second floors have centrally placed one over one timber sash windows as before, however to this elevation the windows are paired rather than in sets of three, with a central stone colonette (Plate 3).

5.8 There is a single one over one sash window set to each side of the central pair of windows, and recessed brickwork panels and decorative features in ashlar sandstone as before, including window heads, cornices and stringcourses. At first floor level the single colonette is matched by a stone cornice at the same level running through the brickwork. Balconies with decorative cast iron balusters serve the first and second floor central windows as before.

5.9 The rear façade differs from the principal façade at ground floor level, as several features of a later 19th century shop front survive. These include cast iron columns, Corinthian capitals, and spandrel decorations, alongside timber pilasters and scrolls supporting the frieze (traditionally the location of shop signage) above (Detail 1). Whilst the latter has been replaced it is possible that additional historic details survive behind.

Lightwell

5.10 The lightwell is clad in glazed brickwork, typical of the period in which the building was constructed, laid in English Garden Wall bond, with grey headers and white stretchers. There are original cast iron vents and one over one sash windows facing the lightwell, but otherwise no features of particular note (Detail 2).

The Setting: St Ann's Square Conservation Area

5.11 No. 48 King Street sits within the wider context of the St Ann's Square Conservation Area. This part of the conservation area comprises an eclectic mixture of 19th and 20th century shops set along King Street, with a small number of 18th century survivals, most notably the Grade II listed 35-37 King Street of (formerly the house of Dr Peter Waring) which sits on the opposite side of the street. Built in 1736 and converted to use as a bank in 1788, this building remains the single most prominent piece of evidence as to the street's early 18th century origins. To the east of No. 48 King Street, No. 50 King Street retains the fragmentary remains of an early 19th century façade at second floor level.

5.12 On South King Street, where development in the 20th century fell behind that of King Street, there are several surviving 19th century shop fronts which provide a context for the surviving shop front serving No. 48 King Street (No. 37 South King Street (Plate 4). Some decorative 19th century shop front elements also survive to the adjacent shop front serving the south elevation of No. 50 King Street (No. 39 South King Street). These are generally disused and often overpainted, nevertheless retaining extensive cast iron and other decorative detailing. The eclectic and densely packed nature of the conservation area is perhaps best appreciated at roof level where there is a proliferation of small-scale slate pitched slate roofs and lightwells, all overseen by the tower of St Ann's Church (Plate 1).

6. Significance Assessment

Methodology

6.1 The Glossary to the National Planning Policy Framework (NPPF) 2024 defines significance in a heritage or historic environment context as follows:

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.

6.2 Additional detail is provided in relation to the NPPF definition of significance by the National Planning Practice Guidance (the NPPG) at Paragraph 006 of the Historic Environment section. This makes the following observations in relation to each category of potential heritage significance:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These 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 skill, like sculpture.

Historic interest: 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.

6.3 Taking into consideration this guidance from the NPPF and NPPG, this section of the present report assesses the significance of each of the designated heritage assets (in this instance, the Grade II Listed No. 48 King Street and its contribution to the wider St Ann's Square Conservation Area) identified. This assessment of significance informs a corresponding review of the impact of the proposed provision of a new flat roof deck to the lightwell of No. 48 King Street within Section 7 below, and subsequently the heritage planning policy discussion set out in Section 8.

6.4 There is no formally prescribed structure for assessments of heritage significance. The following assessments are based upon the international ICOMOS guidance for assessment of heritage significance of sites. In respect of each area of potential interest, the site is considered to be either "high", "medium", or "low" significance, or if appropriate "no significance". It should be noted that any such assessment carries an element of subjectivity and relies upon both professional and aesthetic judgement.

No. 48 King Street: Archaeological Interest

6.5 In terms of potential archaeological or evidential interest, No. 48 King Street retains a number of good examples of original 19th century building details such as brickwork, stonework and the partial survival of a decorative cast iron shop front. The origin and use of these features is however largely self-evident. It is therefore considered unlikely that investigation would reveal

further hidden details within the building fabric which would be of any particular interest. With this in mind it is considered that No. 48 King Street is of *low archaeological significance.*

No. 48 King Street: Architectural and Artistic Interest

6.6 In respect of architectural and artistic interest, No. 48 King Street is a good example of a mid- to late- 19th century purpose-built commercial unit with ground floor shop provision and offices above. Externally the building retains high quality architectural detailing including brick and stone decorative detailing and timber framed sash windows. The partially surviving shop front to No. 37 South King Street is of particular interest retaining cast iron decorative detailing which forms part of a wider pattern of survival of traditional shop fronts on this street. With this in mind it is considered that No. 48 King Street is of *medium architectural and artistic significance.*

No. 48 King Street: Historic Interest

6.7 Considering historic significance, whilst No. 48 King Street is not associated with any individuals of particular historic interest, the building contributes in a general sense to understanding of the development, commercial success and later 20th century decline and subsequent revival of King Street as a whole. As such the building is considered to be of *low historic significance.*

No. 48 King Street: Overall assessment of Heritage Significance

6.8 Summarising the assessments of archaeological interest, architectural and artistic interest, and historic interest set out above, it is considered that the overall level of heritage significance attributable to No. 48 King Street should be *medium*.

Contribution to the character of the wider St Ann's Square Conservation Area

6.9 Individual Listed Buildings or other non-listed buildings of some heritage interest within a Conservation Area are typically considered to make either a *positive, negative* or *neutral* contribution to the character of the wider Conservation Area in which they are located.

6.10 With reference to the site and archival research and significance assessment completed above, it is considered that No. 48 King Street makes a *positive* contribution to the character of the wider St Ann's Square Conservation Area. This is particularly with reference to the surviving 19th century rear shop front and commercial office elements of the building which are typical of the late 19th century commercial use of the area and contribute effectively towards this part of the designated Conservation Area.

Additional commentary on statutory designations

6.11 In respect of No. 48 King Street, it is understood that pre-application discussions prior to the commissioning of the original report in 2019 queried the extent of the listing across this part of the site, and specifically whether the listing should be considered to reach the rear of the site meeting South King Street. It is considered for the purposes of this report that listing does extend to the entirety of the building plot running from King Street to South King Street, as the building on the site is demonstrably of a single build phase with strong stylistic and material similarities between the front and rear elevations.

7. Impact assessment

Methodology

7.1 In order to inform the following policy discussion of the proposals, a concise impact assessment summarising their effect upon the listed building and the conservation area is required. In common with significance assessments for the historic environment, there is no set methodology for completing this exercise, and in this instance guidance has been taken from the international standards for assessing heritage impacts provided by ICOMOS. In each case the impact of the proposals upon the Listed Building or Conservation Area is determined to be one of the following: major adverse; moderate adverse; minor adverse; negligible adverse; neutral; negligible beneficial; minor beneficial; moderate beneficial; major beneficial.

7.2 The assessment then provides a view as to whether, within the terminology of the NPPF, the identified impact amounts to either "less than substantial harm" or "substantial harm" to the significance of the affected listed buildings within the terminology of the NPPF, or in some instances no "harm" or a beneficial effect. Finally any heritage benefits of the scheme are noted which may be utilised as part of the balancing process required by the NPPF.

7.3 The impact assessment should be read alongside the schedule of works prepared by Cushman & Wakefield and submitted as part of the applications for Listed Building Consent and for Planning Permission within a Conservation Area.

Proposed works

7.4 It is proposed that, whilst retaining the existing flat roof structure to the lightwell, a new suitably insulated flat roof deck should be installed above this to ensure the building remains watertight, to minimise the risk of structural damage due to water ingress, and to enable new tenant's plant to be positioned on the roof deck.

Impact assessment

7.5 There will be no meaningful impact upon the visual appearance of the building or upon its wider significance arising from the works described above and detailed in the application. The increased thickness of the new flat roof deck to the lightwell will have no significant visual impact. The impact of the scheme as a whole is demonstrably modest and is considered to amount to a *neutral* impact upon both the Listed Building and the Conservation Area for the purposes of the present assessment.

NPPF assessment

7.6 It light of the above assessment the proposals are considered to fall significantly below the threshold of either "harm" or "substantial harm" to the special interest of either the Listed Building or the wider St Ann's Square Conservation Area as defined by the NPPF. As discussed in Section 8 below this informs the guidance on determination provided to the Local Planning Authority by the NPPF.

Heritage benefits

7.7 In addition to any harmful impacts the NPPF allows for consideration of any "heritage benefits" which may accrue as a result of proposed works to a listed building or affecting a conservation area. In this instance, there are several demonstrable heritage benefits of the scheme to the grade II listed No. 48 King Street, primarily that the proposals will facilitate a sustainable ongoing use for the building. The installation of an insulated roof deck to modern standards within the lightwell will improve energy efficiency and facilitate sustainable reuse of the building. In addition, this use as office space will be a continuation of the building's original intended use as built, in accordance with conservation best practice.

7.8 Finally, in relation to the wider St Ann's Square conservation area the proposals would carry the heritage benefit of contributing to the continued occupation and vibrancy of the district and its use as a traditional mixed small office and retail area. This will contribute in turn to the availability of funding for continued maintenance of the building and neighbouring properties.

8. Heritage planning policy considerations and discussion

8.1 As noted above, No. 48 King Street is listed at Grade II and forms part of the St Ann's Square Conservation Area as designated by Manchester City Council. As such, the City Council in its role as Local Planning Authority is obliged to control any works to the listed building which might affect its special character through requiring owners to apply for Listed Building Consent for the works under the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.2 The 1990 Act also imposes a requirement upon Local Planning Authorities to the effect that, in respect of conservation areas "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." This obligation applies to all functions of the Local Planning Authority in the course of its operations under the Planning Acts, and hence to its determination of any applications for Planning Permission within a conservation area.

8.3 The interpretation of the 1990 Act by the Local Planning Authority (LPA) is now guided principally by the National Planning Policy Framework (NPPF) 2024 and the accompanying reference document, the National Planning Practice Guidance (the NPPG). The NPPF sets out a clear process guiding the LPA through the determination process in each instance where heritage is a consideration. A key distinction at the outset is the assessment as undertaken above as to whether a proposal affecting a designated heritage asset or assets would amount to "substantial harm" or "less than substantial harm" to the special interest of the asset(s) concerned.

8.4 As identified above the present proposals would demonstrably not amount to either "substantial harm" or "less than substantial harm" and therefore further justification is not required for the works within the process established by the NPPF; accordingly, the works are deemed to comply with relevant Planning Legislation.

9. Conclusions

9.1 No. 48 King Street is a good example of a purpose-built later 19th century shop and office, with a plan which is largely intact and a number of surviving features of historic interest. The building is constructed of high-quality materials typical of the period and the region including soft red brick, ashlar sandstone and natural slate, with numerous decorative details. To the rear elevation there is a good survival of part of a later 19th century shop front facing South King Street, with decorative cast iron details. The overall interest and completeness of the building has led to its listing at Grade II and its inclusion within the St Ann's Square Conservation Area.

9.2 The proposed provision of a new flat roof deck to the lightwell will not affect the special interest of the Listed Building or the wider Conservation Area and will not cause any degree of "substantial harm" or "less than substantial harm" to the significance of these designated heritage assets, as defined by the National Planning Policy Framework (the NPPF). As such, there is not considered to be any impact upon significance of the assets concerned. Within the structure for determining applications for Listed Building Consent and for Planning Permission for works within a Conservation Area set out by the NPPF, there is therefore no further justification required for the works and the proposals are considered to comply with relevant planning legislation.

10. Sources

British Library online collections: https://www.bl.uk/catalogues-and-collections#

Clenshaw, J. (1994) *Retail Detail: Historic Shopfront Designs*

Hartwell, C., Archer, J.H.G., Holder, J. (2002) *Pevsner Architectural Guides: Manchester.* Yale, New Haven & London

Historic England (2017) *Listing Selection Guide: Commerce and Exchange Buildings*

Historic England (October 2019): *Statements of Heritage Significance: Analysing Significance in Heritage Assets.* Historic England Advice Note 12.

HM Land Registry, Fylde Office: Title Number GM842366.

Kelly's Directory of Manchester and Salford

Planning (Listed Buildings and Conservation Areas) Act 1990: http://www.legislation.gov.uk/ukpga/1990/9/contents

Manchester Archives and Local Studies: www.manchester.gov.uk/info/448/archives_and_local_history

Manchester City Council: manchester.gov.uk/info/511/conservation_areas

Manchester Group of the Victorian Society: manchestervictorianarchitects.org.uk

National Heritage List: https://historicengland.org.uk/listing/the-list/

Parliamentary Papers (1846): Volume 38

University of Manchester Special Collections online: https://www.library.manchester.ac.uk/special-collections/

Appendix A: Statutory List Entry

No. 48, KING STREET

Overview
Heritage Category:
Listed Building
Grade: II
List Entry Number: 1197938
Date first listed: 03-Oct-1974
Statutory Address: 48, KING STREET
District: Manchester (Metropolitan Authority)
National Grid Reference: SJ 83777 98287
Details: This List entry was subject to a Minor Amendment on 09/01/2018

SJ 8398 SE, 698-1/27/187

MANCHESTER, KING STREET (south side), No. 48

(Formerly Listed as: Alliance and Leicester office)

03/10/74

GV II

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.

Listing NGR: SJ8377798287

The contents of this record have been generated from a legacy data system.
Legacy System number: 388240
Legacy System: LBS
Legal: This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

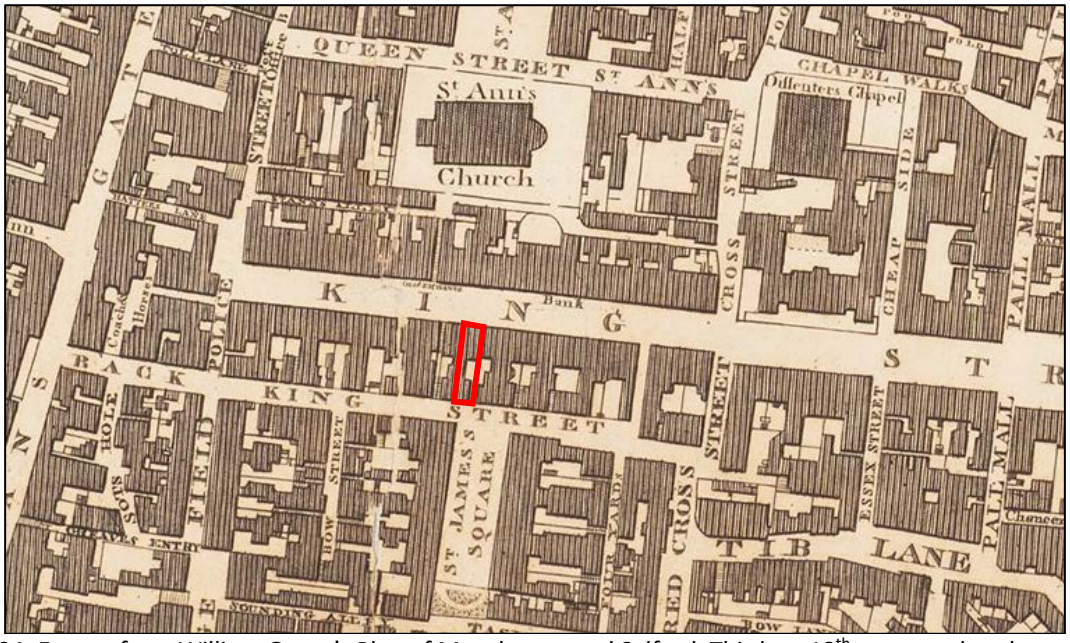
End of official listing

Appendix B: Site location and statutory designations plan

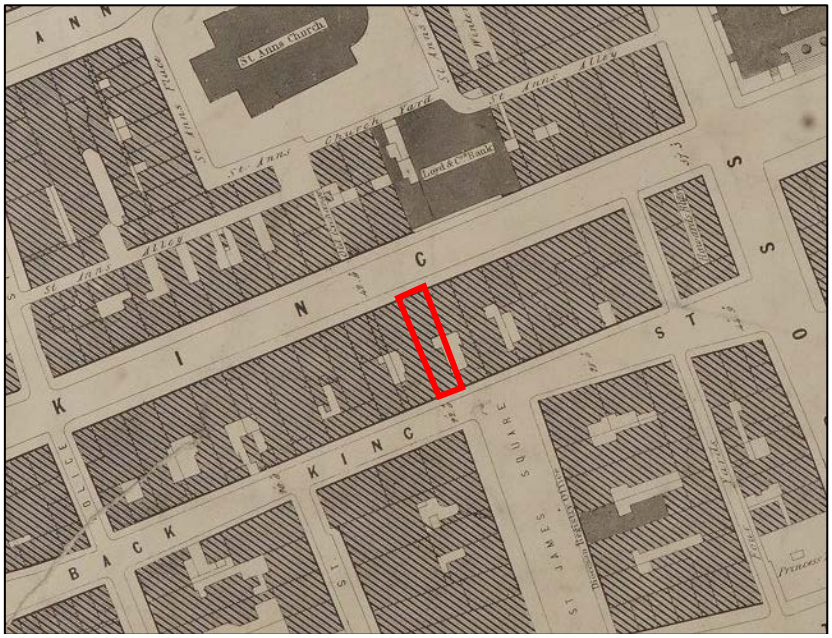
Ordnance Survey / Historic England baseline map (2019).
Site outlined in red, listed buildings identified by blue triangles.
Entire map view contained within St Ann's Square Conservation Area.

Appendix C: Historic map extracts

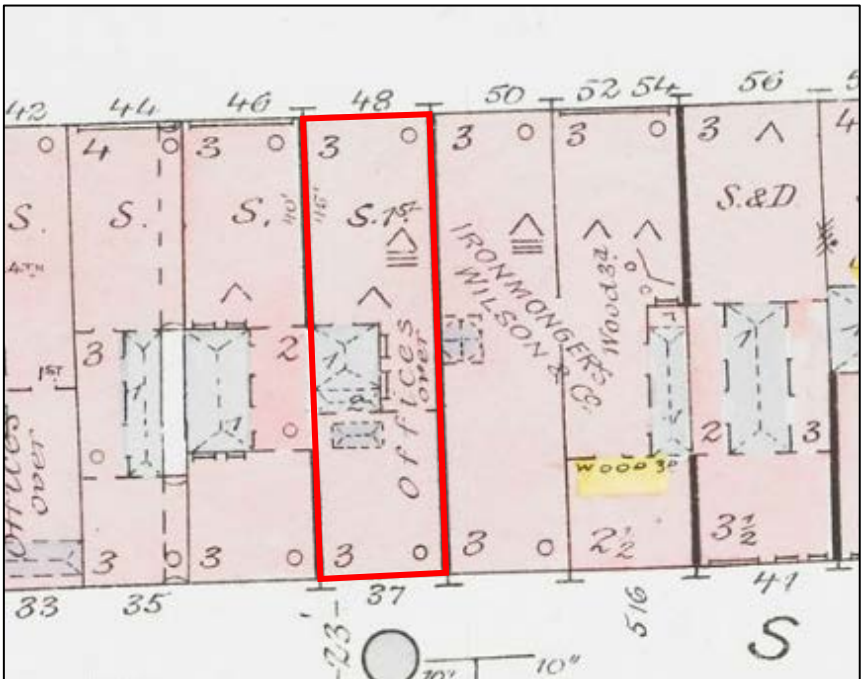
1750: This extract from an untitled map of Manchester and Salford of 1750 shows the original layout of King Street in the mid-18th century, with the approximate location of the modern-day No. 48 King Street highlighted in red. The map shows King Street and South King Street laid out with separate rows of terraced housing with individual gardens and open space between the two. (Manchester City Archives).



1794: Extract from William Green's Plan of Manchester and Salford. This late-18th century plan shows No. 48 King Street clearly for the first time, identified in red. Here, whilst the original 18th century plan remains visible, the area to the rear of the houses is being progressively filled by out houses and extensions with little open space remaining. South King Street is referred to here as Back King Street. (University of Manchester Special Collections).



1851: Joseph Adshead's Plan of Manchester shows King Street and Back King Street having reached a recognisably modern layout with most plots entirely occupied by buildings and only intermediate lightwells remaining. South King Street remains identified as Back King Street. No. 48 King Street is highlighted in red. Despite the prevalence of change to the rear of the building plots it is evident from the early photograph of 1866 shown below that many of the 18th century buildings in the area still survived up to and beyond the mid-19th century. (University of Manchester Special Collections).



1886: Extract from Goad's Insurance Plan of Manchester, with the site highlighted in red. No. 48 King Street is identified as being in use as a shop (S.) on the ground floor with offices above. The staircase and lightwell are both visible in their present-day locations. (British Library).

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

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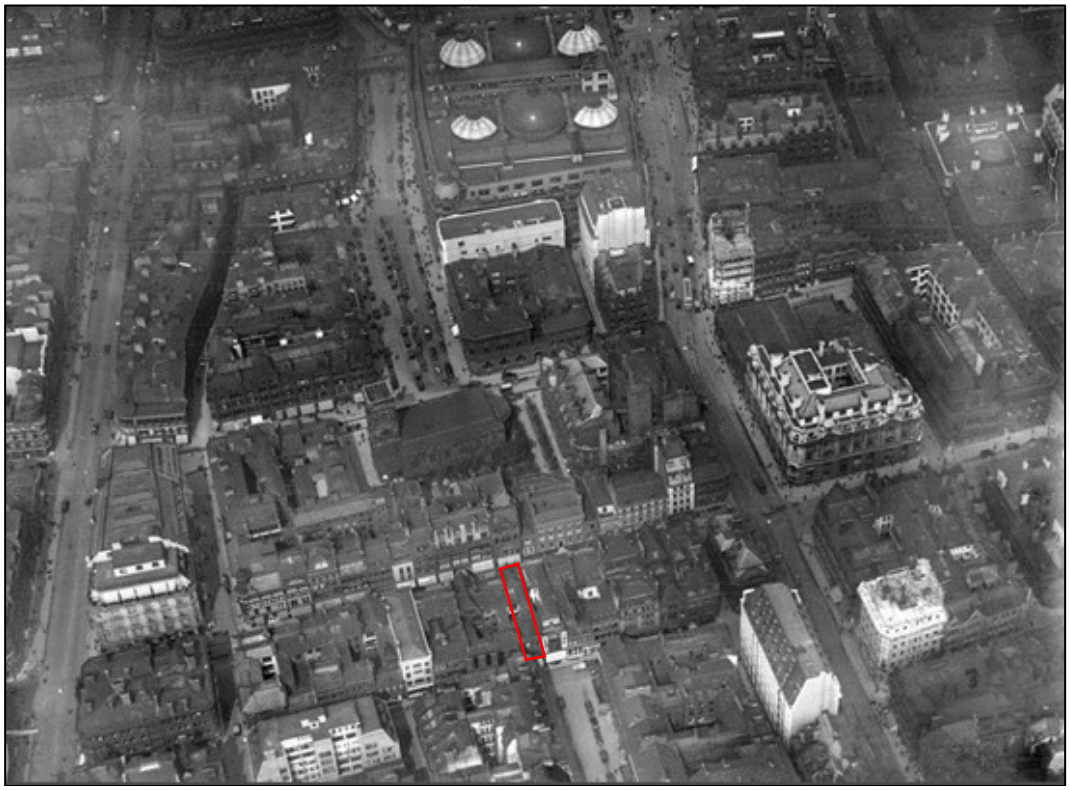
Appendix D: Historic Photographs

1866: Looking East along King Street. This early photograph shows the original composition of the street with brick terraced 18th century housing above shop fronts (Historic England Archive).



1927: Aerial view looking north-east across Manchester City Centre. No. 48 King Street can be seen towards the base of the image, highlighted in red. Whilst few details are discernible at this distance, the slate roofs and lightwell of No. 48 can be seen. (Historic England).

1960: A further view of South King Street with No. 48 King Street (37 South King Street) visible, highlighted in red. The ground floor of No. 48 King Street was in use as a gallery. (Manchester City Archives).

1973: The same view 13 years later shows a change in the character of the area, the "Boutique Renee" on the ground floor of No. 50 having been replaced by the "Flying Butty" sandwich bar. The ground floor of No. 48 remained in use as the Northern Crafts Centre and Crane Gallery. Part of the tower of St Ann's Church can be glimpsed to the rear left of No. 48. (Manchester City Archives).

1975: In this photograph, No. 48 King Street (37 South King Street) has changed use to become the Leicester Building Society. In the foreground, "St James Antiques" provides an example of the later 19th century shop fronts commonly found along this street and in the surrounding area. (Manchester City Archives).

1975: A second view of South King Street during the mid-1970s, with part of Nos. 48 King Street (37 South King Street) visible to the left-hand side of the image. (Manchester City Archives).

1975: King Street, with No. 48 King Street visible to the right-hand side of the image. King Street was established as a prosperous shopping street and the ground floors of most buildings, including No. 48, had been significantly altered by this time. In terms of the survival of historic features of interest at No. 48, little was to change from the date of this photograph until the present day. (Manchester City Archives).

1981: South King Street, with part of No. 48 King Street visible to the right-hand side of the image, still in use as a branch of the Leicester Building Society. This photograph illustrates the changing nature of the area, as South King Street was relegated to a secondary thoroughfare with many fewer shops. (Manchester City Archives).

1981: A further view of South King Street in the early 1980s, with No. 48 King Street (37 South King Street) visible to the right-hand side of the image. (Manchester City Archives).

Appendix E: Site photographs

Plate 1: Roofscape looking across No. 48 King Street and the St Ann's Square Conservation Area, with St Ann's Church in the background. Note the thick cut natural slates to the roof of No. 48, and the chamfered slating detail to the right-hand side of the building to accommodate a change in level.

Plate 2: No. 48 King Street (King Street elevation).

Plate 3: No. 48 King Street (South King Street elevation) (37 South King Street).

Plate 4: Typical survival of disused 19th century shop front to South King Street, with extensive and intricate cast iron decorative detail comparable to the examples surviving to the rear elevation of No. 48 South King Street.

Detail 1: Surviving decorative cast iron detailing to shop front at rear of No. 48 King Street (No. 37 South King Street).

Detail 2: Typical view of the lightwell to No. 48 King Street. Note the glazed grey brick headers.