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Planning, Development & Heritage Consultants

Finnbarr Whelan

209 Deansgate, Manchester

Heritage Statement

21 November 2024

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Finnbar Whelan [the client] in support of planning and listed building consent applications for the works at 209 Deansgate [the site]. It has been prepared to consider the heritage significance and potential associated impacts on the site and surrounding heritage assets.

Approach and Methodology

- 1.2 This statement has been prepared to comply with the tests and requirements of the National Planning Policy Framework (NPPF: 2023), specifically paragraphs 200 and 201, under which a description of the significance of a site, including any contribution made by its setting, must be provided to support any planning applications to assess the effect on significance of any proposed changes. There is also a requirement for applicants to make an informed assessment of heritage significance as part of a staged approach to decision-making.
- 1.3 The assessment follows the staged approach to decision-making set out within *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)*:
- Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
 - Understand the significance of the asset(s)
 - Understand the impact of the proposal on that significance
 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
 - Look for opportunities to better reveal or enhance significance
- 1.4 The report also draws on other best practice guidance documents such as, *Conservation Principles (2008)* and *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017)*.
- 1.5 Research has been primarily desk-based by consulting historic mapping and written secondary sources along with a non-intrusive analysis of the site. Records held by

Manchester City Council Archives were also consulted where the original building plans are held.

The Proposal

- 1.6 The proposal comprises the general refurbishment of the existing bar/ restaurant with the main elements being: the re-configuration of the stair between ground and lower ground floor; relocating both the ground and lower ground floor bars; reconfiguring the toilets; removal of the existing dumbwaiter; installation of a kitchen access hatch; and external signage and menu boards. Further detail of external signage will be provided in a separate advertisement consent at a later stage.

2. The Application Site and its Surroundings

Site Location

- 2.1 The site is located on the corner of Deansgate and Bootle Street within Manchester City Centre.

Designations

- 2.2 The property is Grade II listed as the 'Onward Building' and is located within the Deansgate Conservation Area. There are a number of listed buildings within the immediate context, however, as the majority of works are internal these will not be impacted by the proposal so no further assessment is proposed.

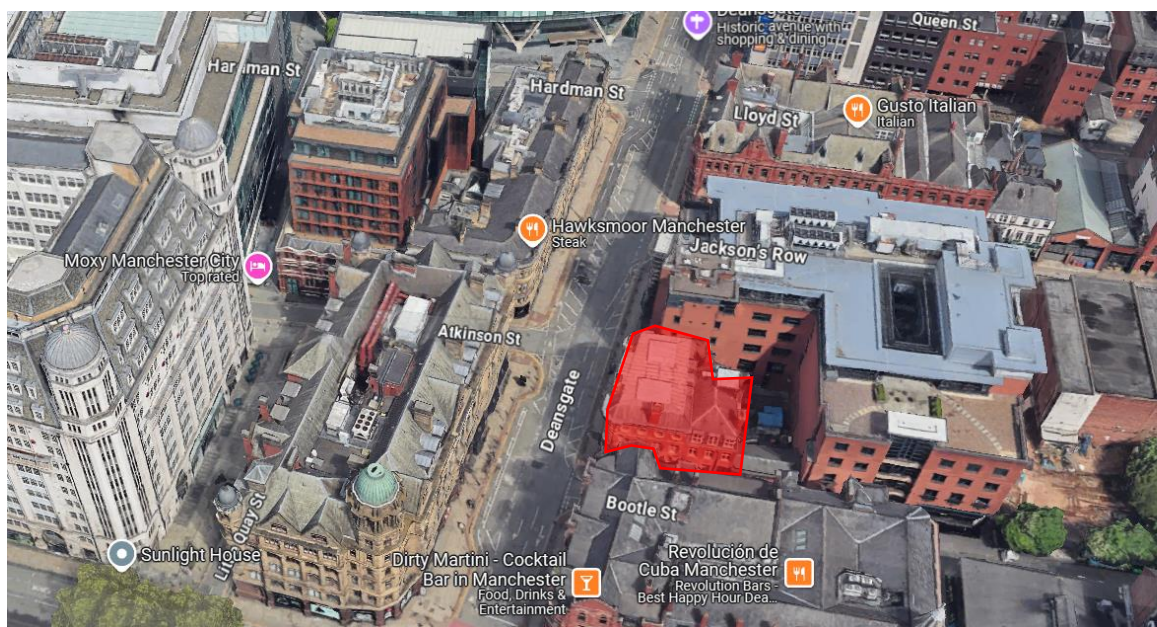


Figure 2.1 Extract from Google Maps showing the site building highlighted in red.

The Site (Exterior)

- 2.3 The building is of red brick with yellow terracotta dressings built over four storeys and occupying the corner plot. At ground floor there is banding of red brick and terracotta and a central arched entrance with cavetto surround and keystone enriched with foliation, mask, and raised lettering "BAND OF HOPE" above which is a cast iron balcony. Either side are a series of large, segmental arched window openings which continue around onto Bootle Street; windows themselves are modern replacements.
- 2.4 First and second floors have double height windows with imposing terracotta surrounds; the third floor has rounded oculi windows above which is an ornate bracketed cornice with egg and dart mouldings. Each rounded corner has fixed lettering stating- 'Onward Buildings'.



Figure 2.2 – The site building within its wider context along Deansgate



Figure 2.3 – The Bootle Street elevation of the site

The Site (Interior)

- 2.5 The building has been divided into a number of units and the proposal impacts only the ground and basement levels of the Deansgate / Bootle Street unit (no. 209).
- 2.6 The ground floor of the unit is largely one open space with some sub-divides to the rear for the formation of WCs. On entry there is a stair with glass balustrade and on closer inspection the underside is formed from poured concrete.

- 2.7 There are limited historic features of note within the ground floor space; there is a central bulkhead for building services but behind which the building is divided into bays and a plain cornice runs around each bay and the perimeter of the room.
- 2.8 The bar is modern along with the surrounding white tiles applied to the wall in this area. The subdividing wall at the rear of the space is modern plasterboard as visible where there is localised damage.
- 2.9 The lower ground floor again has limited historic features of note, there is a parquet floor which may be original but equally this type of flooring was common throughout the 20th century. There are a series of large masonry, octagonal columns which divide the central space. The kitchen area comprises a modern fit out with modern services.
- 2.10 Discussed only for how it relates to the significance of the building, the upstairs is said to contain an ornate meeting room with tiled walls, this was not viewed in person.



Figure 2.3 – The ground floor space which beyond the pilasters and cornice shows few historic features of note.

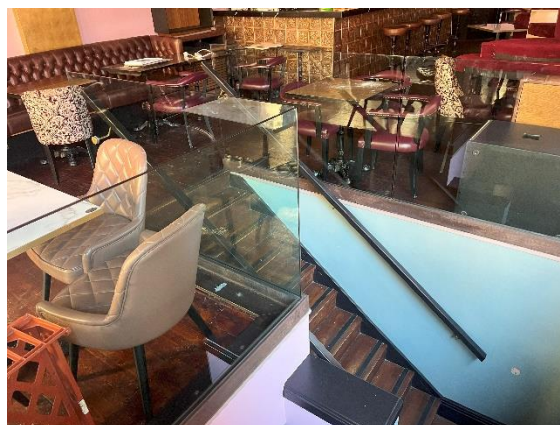


Figure 2.4 – The stair between ground and lower ground floor. The underside of which is concrete.

The Site Setting

- 2.11 The general character of the Deansgate Conservation Area is derived largely from the Victorian and Edwardian buildings erected along the Conservation Area's main thoroughfares such as Peter Street and Deansgate. Deansgate forms the 'backbone' to the area creating a long, broad, built-up stretch of mainly five and six-storey office buildings with

shops and bars occupying the lower floors. Deansgate is the longest and straightest street in the city centre and consequently there are long views along its length.

- 2.12 At road junctions, buildings express their corner prominence by some form of architectural emphasis. Generally, buildings in the area display the Manchester characteristic of a tripartite subdivision of the elevations, consisting of a well-defined and/or double height ground floor, a less highly modelled middle section and a varied top level terminating against the sky, with many (such as the Onward Buildings) containing classical corner entrances.
- 2.13 The present character of this part of the Deansgate/Peter Street Conservation Area is generally one of high quality, large footplate commercial buildings interspersed with a mixture of smaller buildings on a well-defined early street grain.

3. Historic Development

*This section is supported by background sources within **Appendix A – Historical Sources**.*

Deansgate

- 3.1 During the Roman occupation Deansgate formed the route between two river crossings, the fords of the River Medlock to the south and the River Irwell to the north. The name Deansgate probably emerged in Anglo Saxon times and applied to that section of road between the present junctions of Cateaton Street and Peter Street.
- 3.2 Aldport Lodge, situated just south of Peter Street, was the manor house of the old town, and that part of present day Deansgate was originally known as Aldport Lane. The present name was not adopted for this stretch until the 19th century.
- 3.3 Land on either side of the road was used for agricultural purposes until the encroachment of urban development, which accelerated in the 1730s, around the time when Edward Byrom built a substantial quay on the River Irwell¹.

The Onward Buildings

- 3.4 The site area was shown as occupied by a series of terraces on the Manchester Town Plan of 1849 Plan with a burial ground shown to the north. By the time of the 1888 Goad Plan and 1889 OS Map these existing properties appear to have been cleared with the site shown as vacant.
- 3.5 The soon to be constructed building was discussed in Builder News of 28 August 1903 along with an architect's drawing of the proposal (shown below) –

THE LANCASHIRE AND CHESHIRE BAND OF HOPE AND TEMPERANCE UNION NEW BUILDING, DEANSGATE, MANCHESTER. - This building, which will shortly be erected upon an excellent site in Deansgate and Bootle-street, Manchester, will be composed of buff terra cotta and 2in. stock bricks. The Union will occupy half the ground floor, half the basement, and will

¹ https://www.manchester.gov.uk/info/511/conservation_areas/1092/deansgatepeter_street_conservation_area/2

have offices and a board room on the first floor as well as a large hall on the top floor. This hall covers most of the building area, and will be lit at the sides, and by lantern lights at the top. A carefully considered system of heating and ventilation will obtain. The basement will be let as a restaurant. The design, which is illustrated herewith, is that of Messrs. Chas. Heathcote and Sons, architects, Manchester, and was first premiated in the competition for the building. [Building News 28 August 1903 page 273].

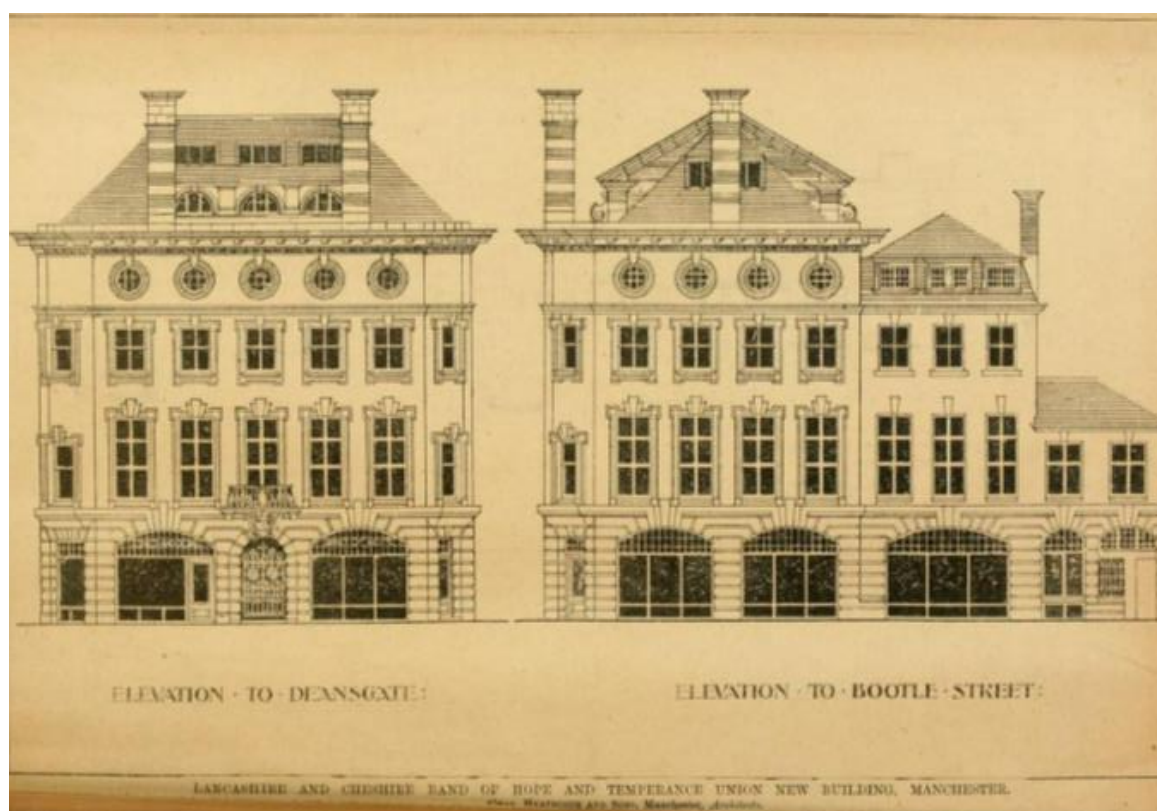


Figure 3.1 – Proposed elevations as seen in the Building News of 28 August 1903. Note there are some small variations to those plans held within the Manchester City Archives.

- 3.6 The Band of Hope or Onwards Building(s) was opened in July 1905 and said to have cost £15,000 by the combined efforts of the Band of Hope workers of Lancashire, Cheshire and North-West Derbyshire². Charles Heathcote was the architect, described as one of Manchester's most successful and prolific architects of the late Victorian and Edwardian periods³. He designed Parr's Bank (now Brown's Restaurant), The Lancashire and Yorkshire

² Stalybridge Reporter - Saturday 01 July 1905

³ <https://manchestervictorianarchitects.org.uk/architects/charles-henry-heathcote>

Bank (now Rosso Restaurant), the old Lloyd's Bank on Cross Street and the Royal London House located directly opposite the Onward Buildings. A further article in Building News of 30 June 1905 notes that 'in the basement is a large restaurant, while the society occupies a large shop on the ground floor for the sale of its publications'.

- 3.7 The Band of Hope Union was an affiliation of temperance groups campaigning against the consumption of alcohol by children. The Band of Hope was formed originally in Leeds in 1847 by temperance movement leaders in this case inspired by Reverend Jabez Tunncliffe, with the Onward Buildings becoming the main regional meeting room for the various Band of Hope groups. Members took a pledge of total abstinence from alcohol.
- 3.8 At the turn of the century, various reforms were made in Parliament with the Temperance Movement playing a very high profile in urging the bills through. In 1901 the Intoxicating liquors (Sale to Children) Act was passed which prevented the sale of intoxicating liquors to children under 14, except in corked and sealed containers. In 1909, another Act excluded children from such parts of licensed premises where consumption of liquor was the chief feature. Newspapers reported that the Act had had a dramatic effect in almost all public houses and children were no longer to be seen with parents in the bars⁴.
- 3.9 As alcohol misuse became less of a problem, and as legislation improved, there seemed to be less need to work so fervently in this area and like many of the other social reform charities formed in Victorian times, the Band of Hope began to decline before reforming into the current charity, Hope UK, related to drugs and alcohol misuse⁵.
- 3.10 The name of the organisation was all about the hope and joy from steering clear of drink and Heathcote's building was intended to reflect this joy and happiness.
- 3.11 There are partial survivals of records for the building held within Manchester City Archives, these include a floorplan, by Heathcote. The records are damaged and do not show the basement, although the ground floor is shown and part of the upper floors. Relevant to this proposal is that the corner entrance was not intended to access the ground floor unit, as the plan shows the original windows incorporated a recessed doorway to access the ground

⁴ Hope UK - <https://hopeuk.org/about-hope-uk/history/>

⁵ Ibid

floor. The corner entrance was to access what was the restaurant as a separate unit in the basement, accessed directly from a staircase on entry to the building, this differs from the current arrangement.

3.12 The staircase had been replaced to the current arrangement by at least 2014, as shown in the floorplans for the conversion into a bar / restaurant from a retail unit. Before this the windows had been replaced with modern units which presumably lost the original entrances and facilitated the replacement of the stairs at some point in the mid-20th century when the building was converted into a retail use.

3.13 On the ground floor, the location of the current WCs were previously a stair to the upper floor along with a historic WC and wash basin (neither of which survive). The current planform in this area would appear entirely modern.

3.14 The building appears from the 1905 OS Map onwards in a largely unaltered state throughout the 20th century, the 1949 OS Map shows the buildings individual units with it being 205 and 209 Deansgate and a central passage between them.

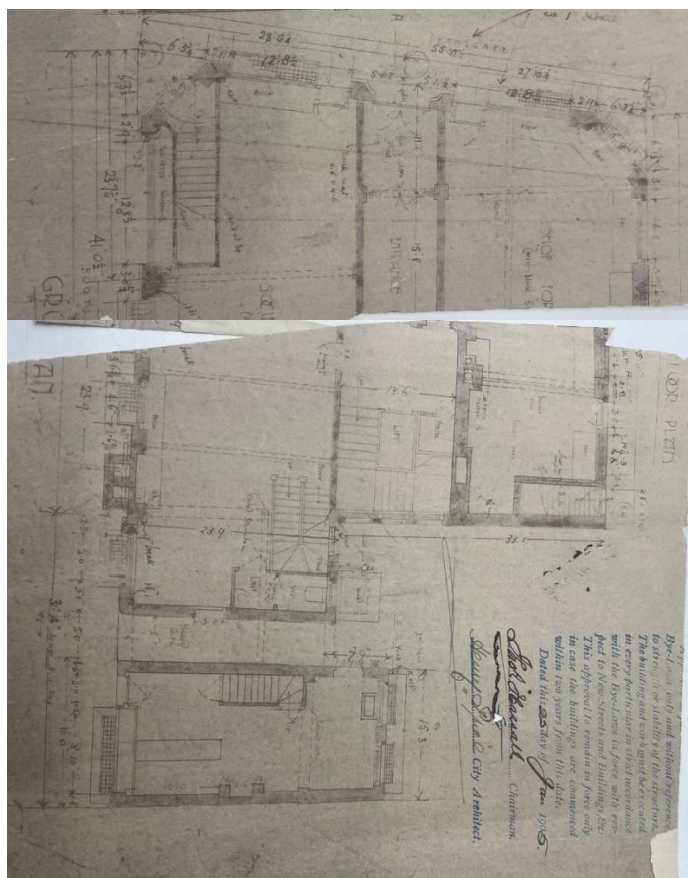


Figure 3.2 – Manchester City Archive plan of the building showing two halves of the ground floor plan. This shows the original stair arrangement (top of the image).

4. Assessment of Significance

- 4.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets the following criteria are employed within this report to assess significance:
- 4.2 Archaeological interest – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 4.3 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 skills, like sculpture.
- 4.4 Historic interest – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. 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.

4.5 The criteria for relative levels of significance of each asset is outlined below –

Significance	Criteria
Very High	Attributable to those themes, features, buildings or spaces which are the most valuable. These elements are considered to be essential to the understanding and appreciation of the place and are contributors to its significance. Large scale alteration, removal or demolition of these values should be avoided.
High	Attributable to a theme, feature, building or space which has a high cultural value greatly contributing towards its significance. Large scale alteration, removal or demolition should be avoided.
Medium	Attributable to a theme, feature, building or space which has some cultural importance and helps define the significance of the site. Efforts should be made to retain these features, though a greater degree of flexibility in terms of alteration would be possible.
Low	Attributable to themes, features, buildings or spaces which have minor cultural importance and which might contribute to significance in a small way. A greater degree of alteration or removal would be possible, though a low value does not necessarily mean a feature has no interest.
Neutral	Themes, spaces, buildings or features which have little or no cultural value and neither contribute to nor detract from significance. Considerable alteration or change is likely to be possible to these elements.
Intrusive / Detrimental	Themes, features or spaces which detract from the values of the site and its significance. Efforts should be made to remove these features.

Summary of Significance

- 4.6 The Onwards Buildings were built between 1903 to 1905 and were the regional headquarters of the local Band of Hope charity promoting temperance and abstinence of alcohol, particularly in children. This charity still exists today, known as 'Hope UK' which educates children and young people about drug and alcohol abuse. The charity started in 1847 and a formal organisation was established in 1855 by Rev. Jabez Tunnicliff.
- 4.7 The building represents the historic attitudes towards alcohol misuse in the 19th and early 20th centuries and the growing prominence and status of the Band of Hope organisation

that they could afford such a high-status building in the heart of Manchester costing over £15,000 at the time.

- 4.8 The building was designed by the architect Charles Heathcote described as one of Manchester's most successful and prolific architects of the late Victorian and Edwardian periods, his association and prominence as a local architect of importance again adds historic interest. **The asset has high historic interest.**
- 4.9 The building is an imposing and elegant addition to the streetscape along Deansgate, and to a lesser extent Bootle Street. It is built in a broadly classical Baroque style with fine quality detailing in the use of terracotta and red brick and architecturally the building remains largely unaltered externally with all detailing of the upper floors intact, the ground floor has lost its original window and doors with those currently modern replacements. The building is a good example of classical revival architecture of the early 20th century.
- 4.10 The interior is known to have some high significance spaces on the upper floors which were used as the Band of Hope's meeting rooms (these were not viewed). The ground and lower ground floor spaces that are affected by the proposal have few architectural details of note. **The asset has high architectural and artistic interest.**
- 4.11 There were known buildings on the site of the Onwards Building before 1903 but these were shown as cleared by the late-19th century so it is unlikely that any of this archaeological interest remains in the current building. **The asset has low archaeological interest.**

5. The Heritage Planning Context

Town and Country Planning Act 1990

- 5.1 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.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 The Planning Act (1990) defines a conservation area as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Paragraph 72 states that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.
- 5.3 In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework

- 5.4 The Revised NPPF which was published in July 2018 and most recently updated in December 2023, sets out the Government's planning policies regarding the conservation of the historic environment.
- 5.5 Section 16, Conserving and Enhancing the Historic Environment, and policies 195-214 of the NPPF sets out the heritage context. The NPPF 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’.
- 5.6 Paragraphs 200 and 201 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that 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; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

- 5.7 Paragraph 203 sets out three considerations which local planning authorities should consider when determining applications - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.8 Paragraph 205 notes that 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. Paragraph 206 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 5.9 Paragraph 207 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 208 states that where a development 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.
- 5.10 Paragraph 212 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

- 5.11 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:

- 5.12 All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- 5.13 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.
- 5.14 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.
- 5.15 An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.
- 5.16 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.
- 5.17 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.
- 5.18 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.
- 5.19 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).

Manchester's Core Strategy (2012)

5.20 Section 38(6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan comprises the following documents: Manchester's Core Strategy (2012); Addendum to Manchester Core Strategy (2024).

5.21 The Core Strategy, adopted in March 2012, sets out the long term strategic policies for Manchester's future development. The key policy in relation to heritage is outlined below -

Policy EN 3 Heritage

5.22 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.

5.23 ~~New 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.

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

Places for Everyone (2024)

- 5.25 The Places for Everyone Plan (2024) was adopted by Manchester City Council in March 2024. Policy JP-P2: Heritage states –
- 5.26 *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.*
- 5.27 *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.*
- 5.28 *Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy... Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.*

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (2015)

- 5.29 This document provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

- 5.30 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 5.31 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

- 5.32 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

6. Heritage Impact Assessment

- 6.1 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.
- 6.2 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.
- 6.3 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.

- 6.4 The following section gives a breakdown of the proposals, providing a background justification for each element and an associated impact upon significance. Any mitigation which has been undertaken or could further reduce harm has also been identified.

Proposal	Discussion	Impact
Reconfiguration of stairs 	The current stairs cause an awkward arrangement in how they project into the room. By re-arranging the stairs it allows more flexibility of the space and the ability to bring the bar forward into a central location. The current stair has no visible historic fabric with a glass balustrade and concrete steps with modern coverings. The historic plan previously shown within this report shows the original arrangement had the stair running towards the entrance door and the proposal will replicate this as closely as possible whilst retaining access to the ground floor from the door. Unlike the historic stair there will be a slight dog-leg at the bottom which allows it to comply with building regulations. The proposal will largely recreate the original aspect of the room as it was intended by the architect. As this section of floor was previously the stair's original location the associated fabric that makes up the floor and the stair itself are not heritage fabric. There is some low heritage benefit in recreating the original stair arrangement and spatial qualities of the room, although it is not possible or desirable to replicate the historic stairs exactly. There is considered no harm from this element of the proposal as all fabric lost will be modern of no significance.	Low beneficial

Proposal	Discussion	Impact
Relocating Ground and Lower Ground Floor Bars 	The bars themselves are modern fabric of no interest and following the relocation of the stairs there are opportunities for a larger and more central bar. The paraquet flooring in the basement is potentially original fabric and there will be some impacts to sections of it following the bar's relocation, however, equally its significance as physical fabric is modest and the floor can be repaired with matching paraquet where the existing bar is removed so whilst there is some heritage impact on fabric its contribution to the significance of the asset is modest and the associated harm is negligible.	Neutral
Reconfiguring the Toilets 	The ground floor toilets are currently segregated from the main wall by a stud wall; on closer inspection where there has been damage this wall was confirmed to be modern plasterboard of no heritage interest. The section of the historic floorplan showing this part of the site shows the current arrangement does not resemble that historically and is a later and presumably modern intervention. The removal of the existing modern fabric will not result in any harm to significance and the replacement partitions will largely replicate the existing arrangement resulting in no impact upon significance. The existing ground floor space only offers a single toilet and as such is used by everyone, adding a second toilet allows the site to offer a separate designated toilet for women.	Neutral

Proposal	Discussion	Impact
Removal of the Existing Dumbwaiter 	A modern dumbwaiter is between ground and lower ground floor and this is proposed for removal as it is no longer required. The heritage fabric lost from its removal is entirely modern and of no interest. The removal will give the opportunity to reinstate the historic ceiling and floor in this location offering a small enhancement to significance.	Low beneficial
Installation of a Kitchen Access Hatch 	There is currently no way to get goods to the kitchen and basement without passing through the restaurant and down the main stairs. The new kitchen access hatch will provide direct access to the kitchen, reducing the opportunity for food contamination, improving health and safety and providing an alternative to the step route for heavy goods food delivery. The historic plan does show what is likely pavement lights along Bootle Street and Deansgate, so they are potentially original fabric. The pavements lights are a fairly common unit across most towns and cities but are of some historic interest due to their potential age (in this case early 20th century) but of limited architectural interest and overall make a very low contribution to the asset's significance. They are also on the side elevation of lesser interest and lesser overall contribution to the character of the Conservation Area.	Low adverse

Proposal	Discussion	Impact
	The practical benefits of improving delivery access and avoiding potential damage to interiors by movement of goods outweighs any minor harm from their loss. The access hatch could be located in a section of pavement without the pavement lights, however, this would require further intervention to the host building and would result in a higher degree of harm.	
External Signage and Menu Boards 	Implementing an appropriate signage scheme for the business has required careful consideration as the building lacks a more traditional style shopfront and fascia where branding would be displayed. For example, the neighbouring premises has a poorly implemented stainless steel sign concealing part of the window. Fixed lettering was considered, however, the architectural features of the building lacked any obvious location for the signage. Therefore, the client has considered a minimalist approach of utilising an existing hanging sign bracket (approved as part of an existing scheme in 2014) and menu boards. There will inevitably be some minimal fixings from the menu boards, however, this can be mitigated via condition (e.g. fixings into mortar joints). The signage will represent a small change to the exterior of the building but it is not considered overly harmful to its significance as a hand-painted, timber	Low adverse

Proposal	Discussion	Impact
	hanging sign is not out of character for a traditional streetscape and the menu boards are considered a minimum of basic advertising needed to make the venue viable without more intrusive signage.	
Installation of timber panels to the window stallrisers along Bootle Street 	The Deansgate elevation has a series of timber stallrisers or plinths beneath the windows. This detail was also shown on the historic elevations. It is proposed to recreate this detail along Bootle Street to create a more uniform appearance. This feature has been lost during the previous fit-out in the 1960s which had an entirely modern shopfront with roller shutters and the proposal will reinstate a lost historic detail.	Low beneficial

Summary of Impacts

- 6.5 The proposals will result in some isolated instances of very low harm to the significance of the Grade II Listed asset, although equally some elements of the proposal will offer some small enhancements to significance. The proposals are considered to have a negligible impact upon the wider Conservation Area.
- 6.6 The installation of signage for the premises will result in some low harm but this is considered largely unavoidable, and the proposals are modest and minimal and have avoided overly dominant fixed signage that would detract and result in higher harm to the building's significance.
- 6.7 The loss of one of the pavement lights will result in some low harm to significance although this element will facilitate a more functional use of the premises, avoiding goods being transported through public spaces, brings food hygiene benefits and staff members not

required to transport goods down the stairs brings health and safety benefits. These public benefits are considered to outweigh the low level of harm.

- 6.8 Cumulatively, in balancing both the beneficial and adverse impacts the proposals will have a broadly neutral impact on the asset's significance and a neutral impact upon that of the surrounding conservation area.

Compliance with planning policy

- 6.9 As the proposals will result in some individual instances of less than substantial harm at the lowest end of the scale, paragraph 208 of the NPPF (2023) suggests this must be outweighed by the public benefits of the scheme and that any harm to a designated heritage asset requires clear and convincing justification.
- 6.10 Bringing the currently vacant asset back into a viable use is a public benefit, as are the improvements in the function of the asset which allows for food hygiene improvements via the transfer of goods not having to pass through public spaces and generally allowing the unit to operate in a more usable format. The heritage enhancements of the proposals are also a public benefit. Collectively these benefits outweigh the very low level of less than substantial harm.
- 6.11 Therefore, the proposals are compliant with both local and national planning policy in relation to heritage with no areas of conflict.

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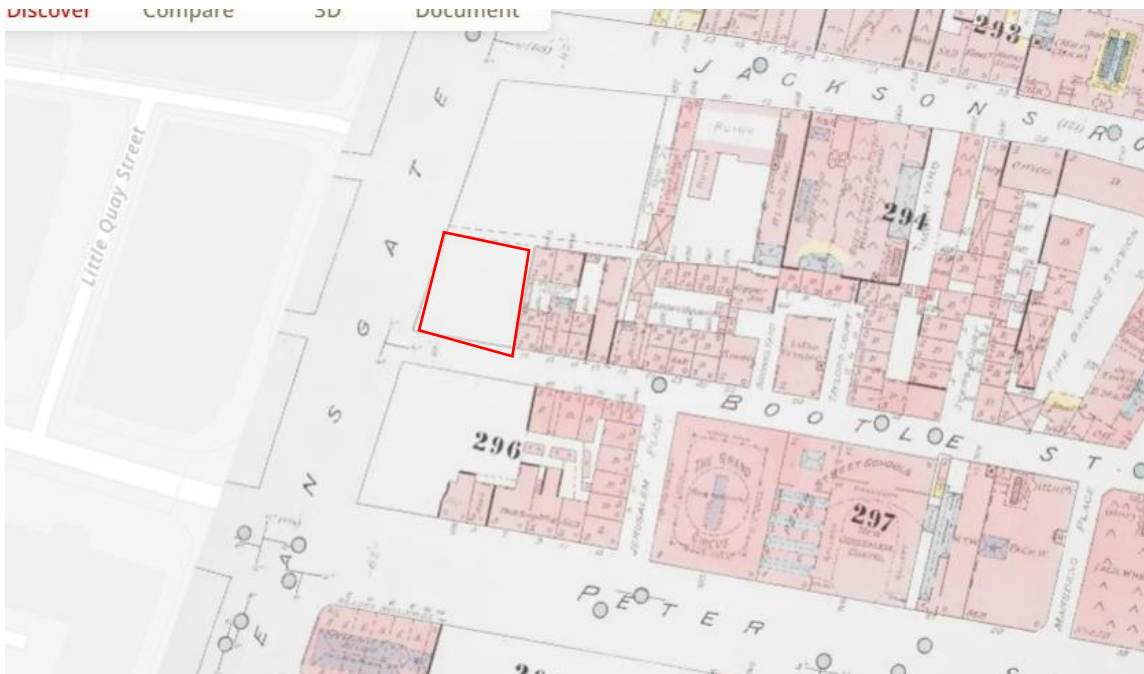
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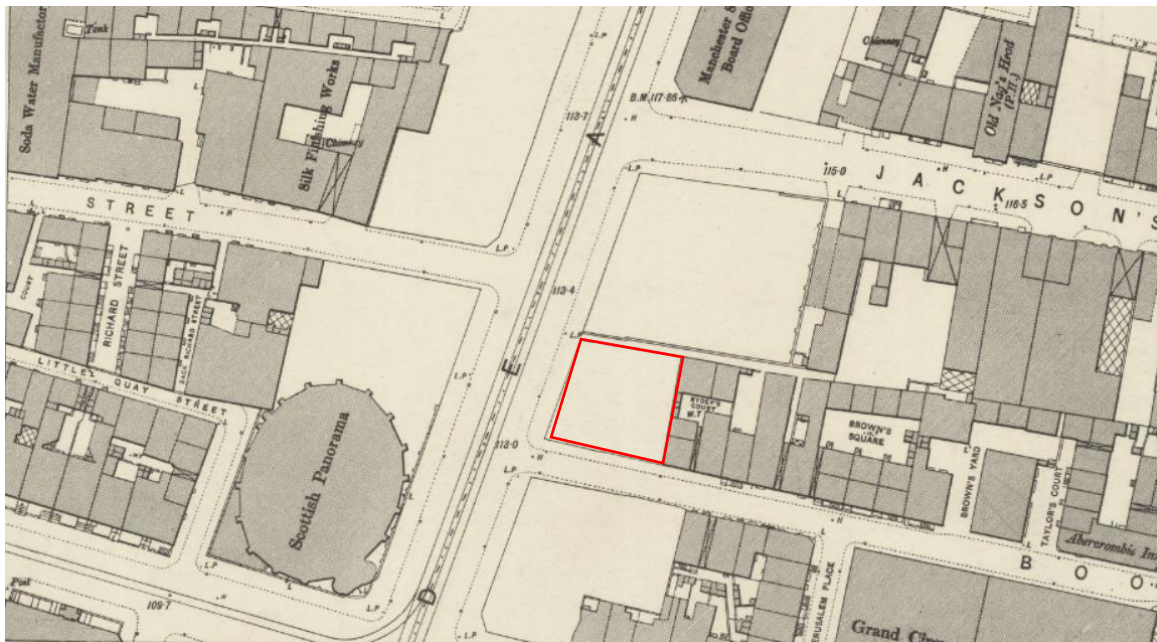
Appendix A – Historical Sources



Manchester and Salford Sheet 28. Surveyed 1849. Published 1851



1888 Manchester Goad Plan



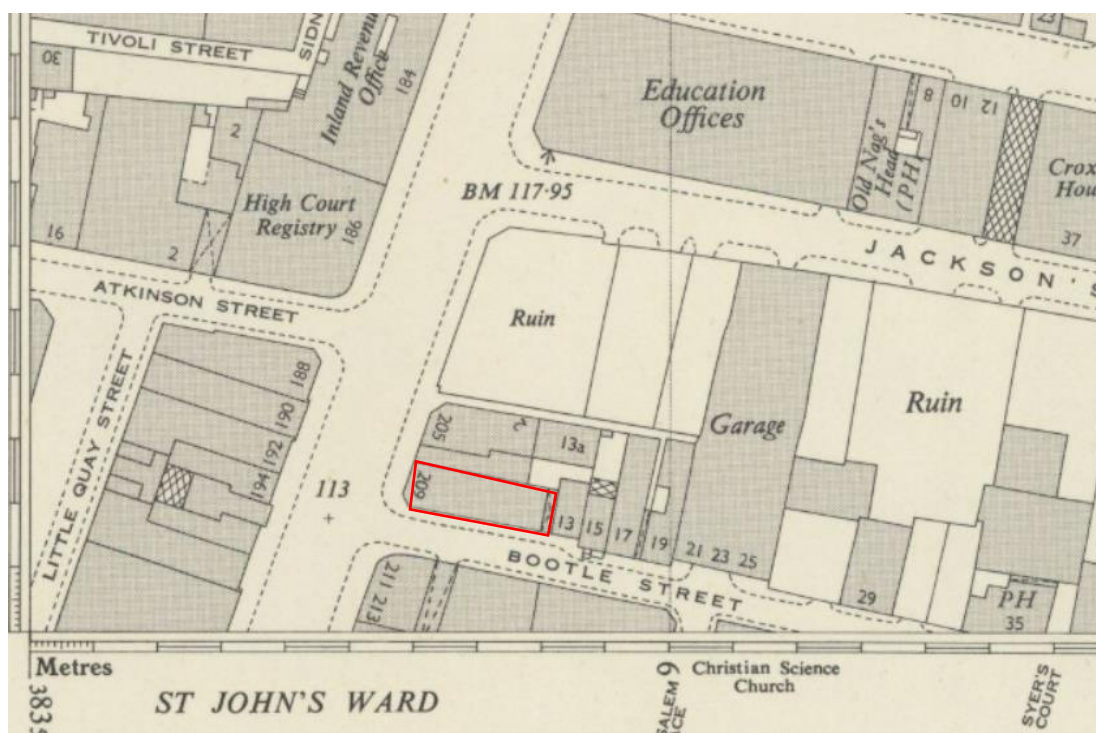
Manchester – Lancashire CIV.10.4. Surveyed 1889. Published 1891



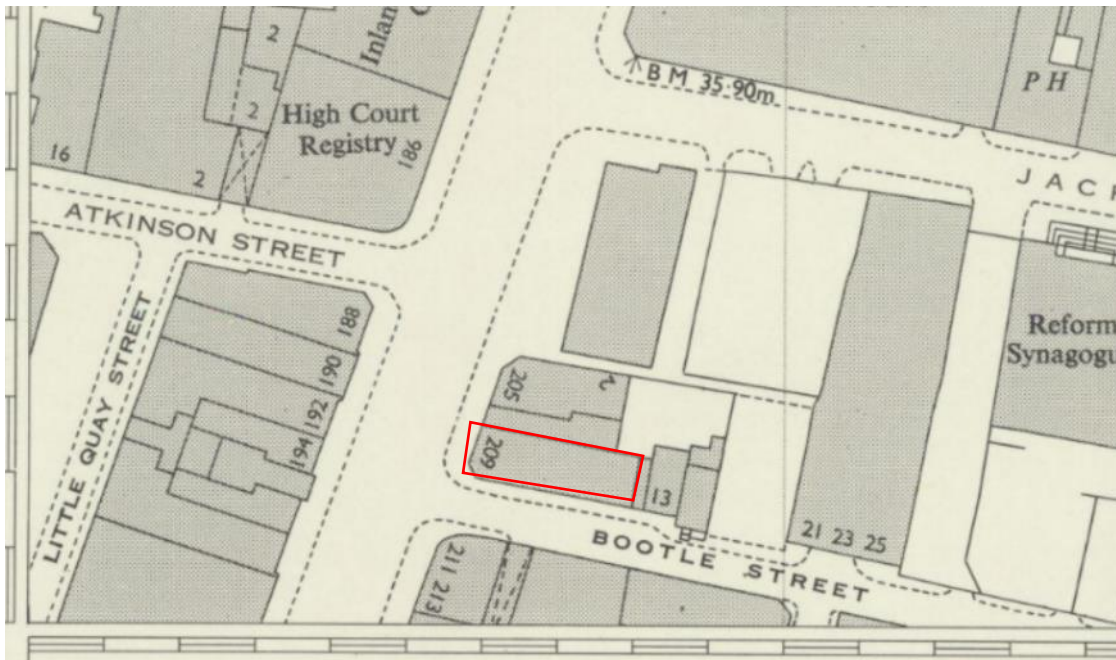
Lancashire Sheet CIV.SW. Revised 1905. Published 1909.



Lancashire CIV.10. Revised 1915/16. Published 1922.

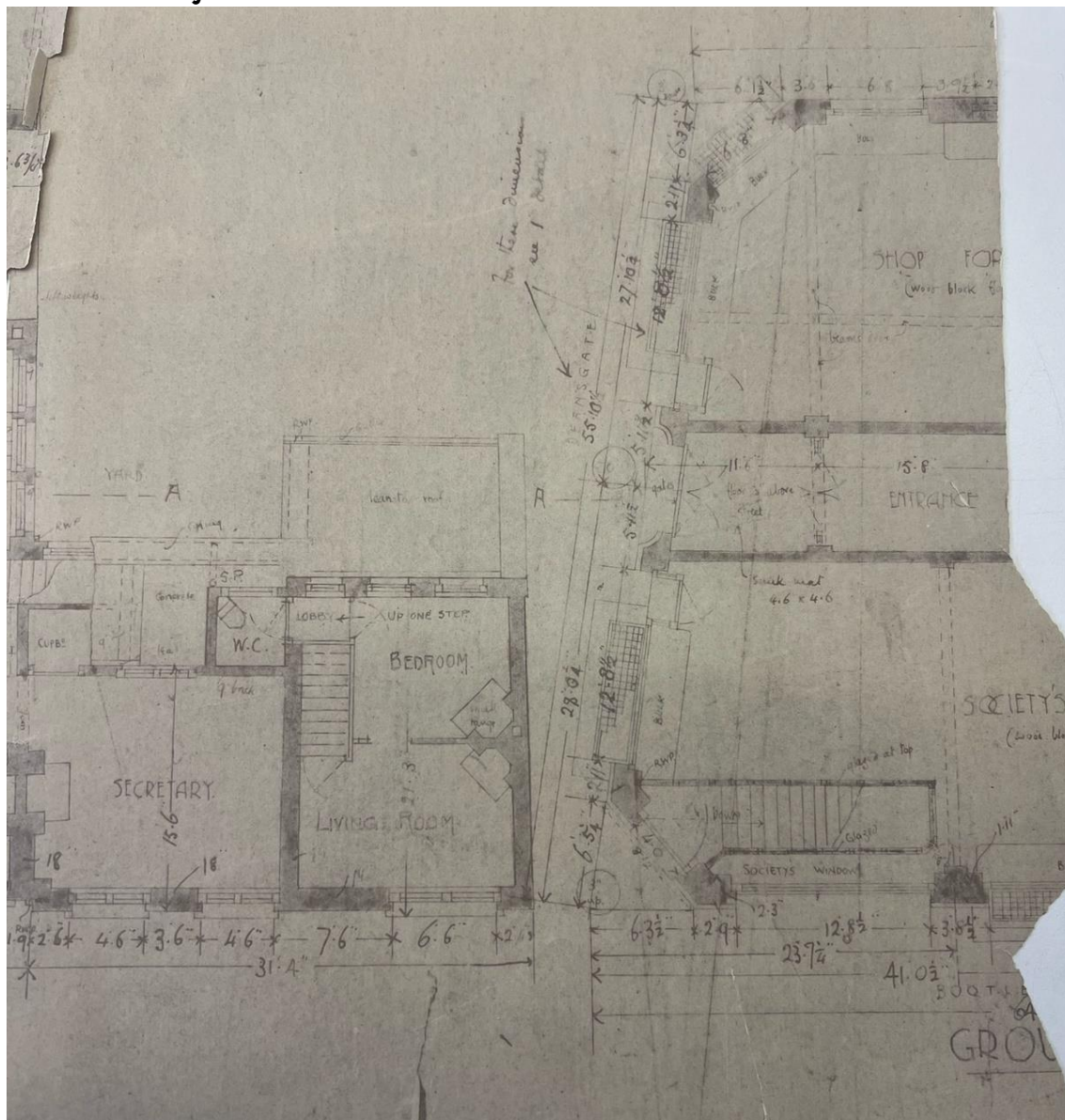


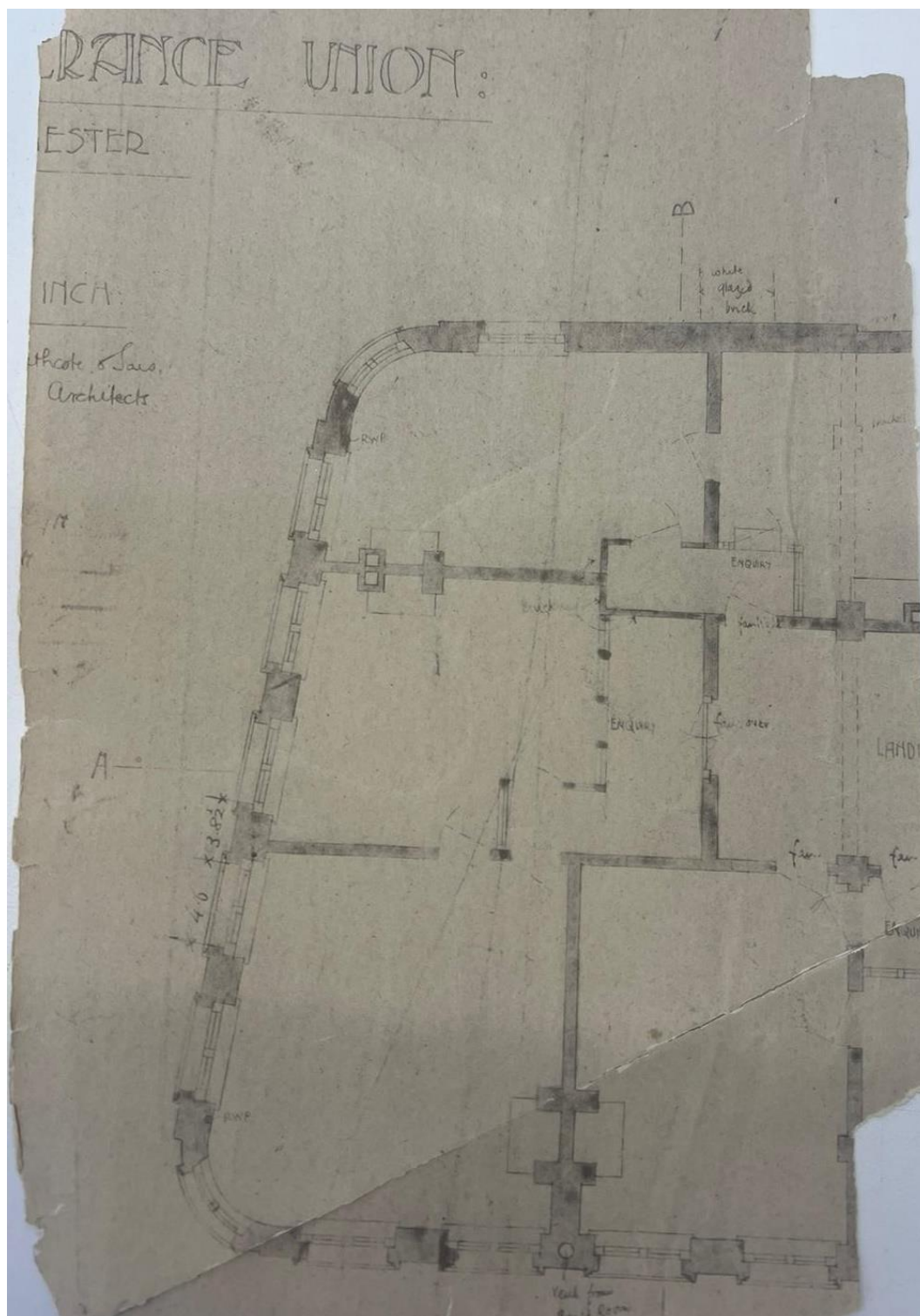
SJ8398SE - A. Surveyed 1948. Published 1949

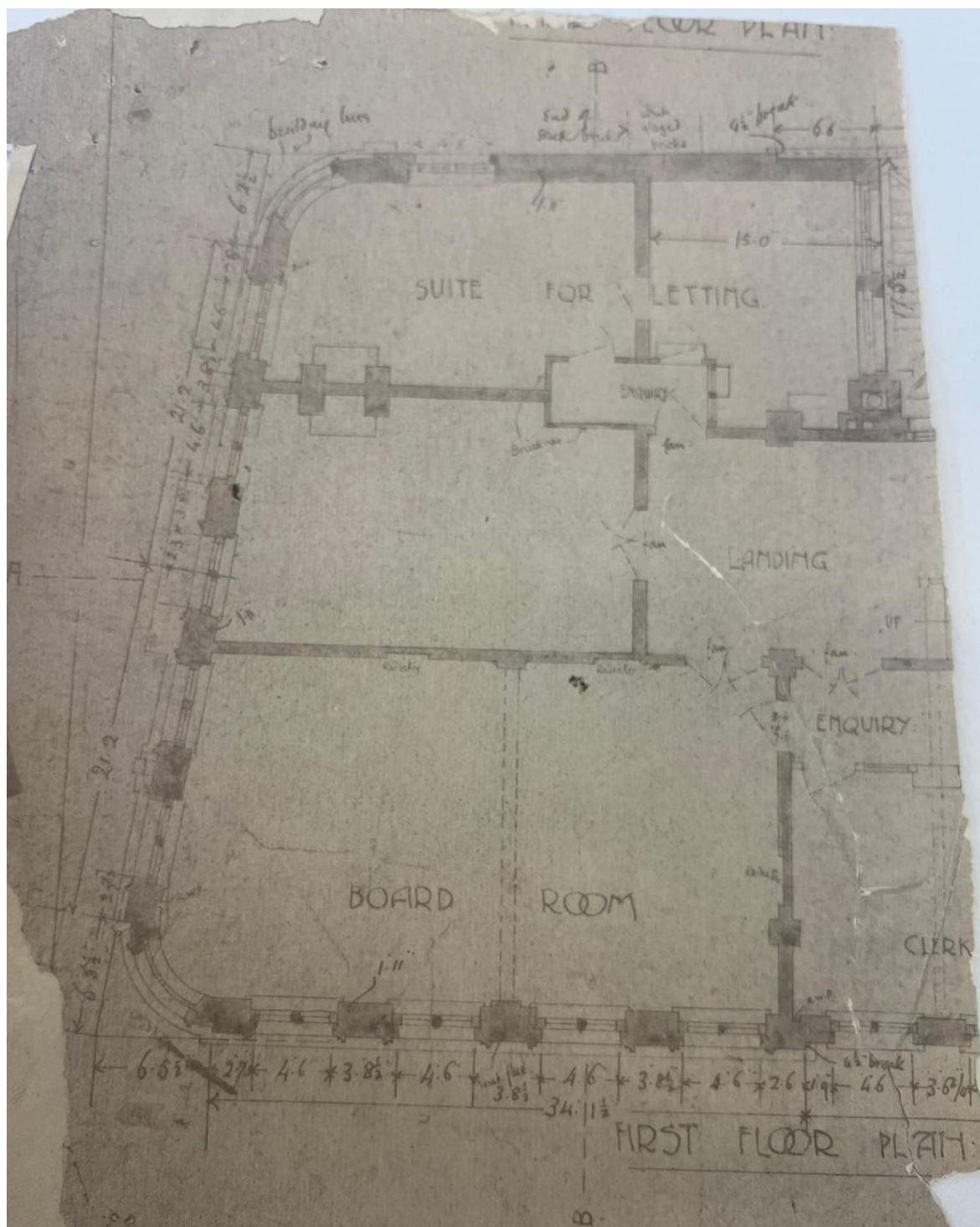


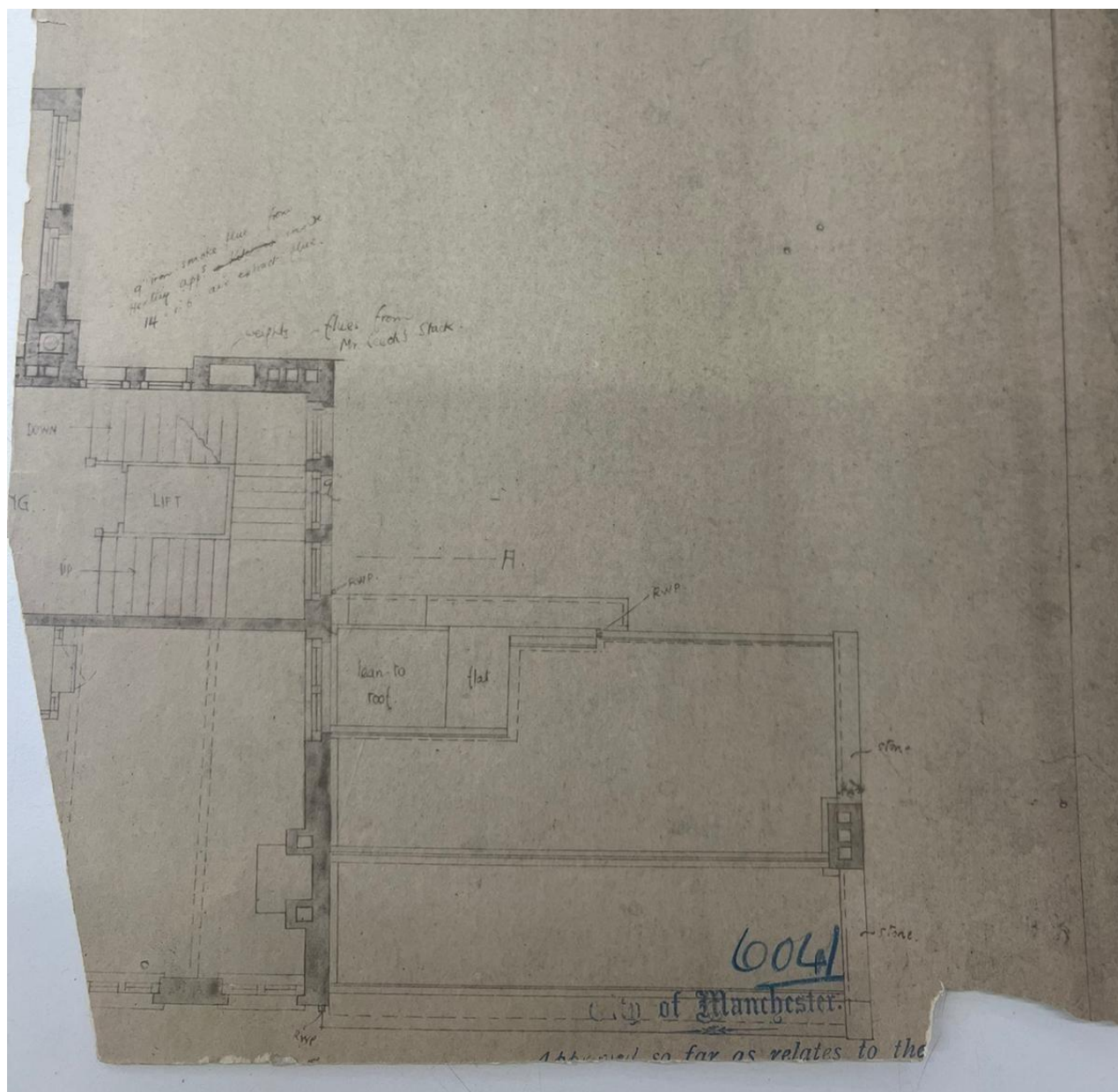
SJ8398SE- C. Revised – 1970, Published 1970.

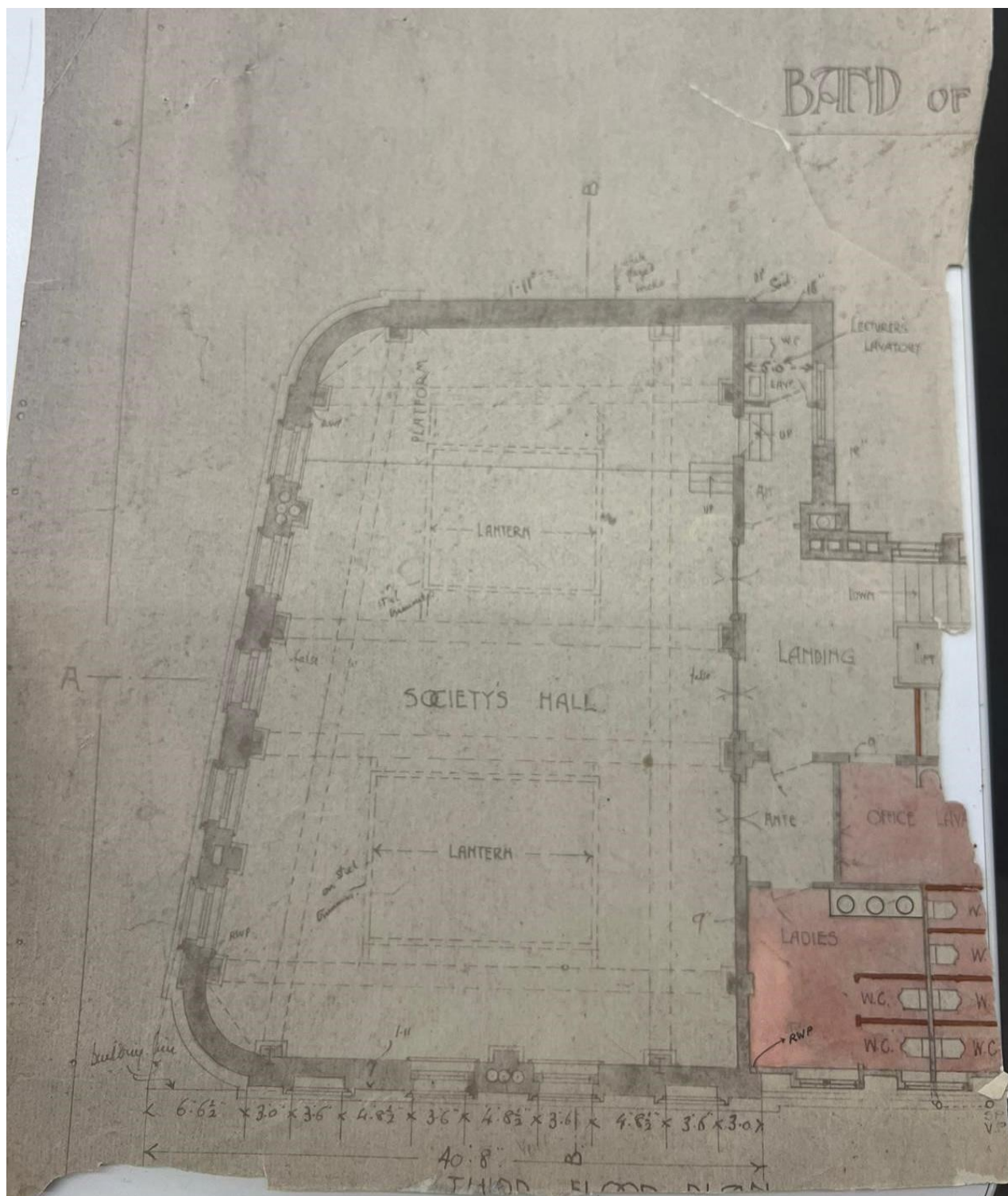
Manchester City Archives Plans

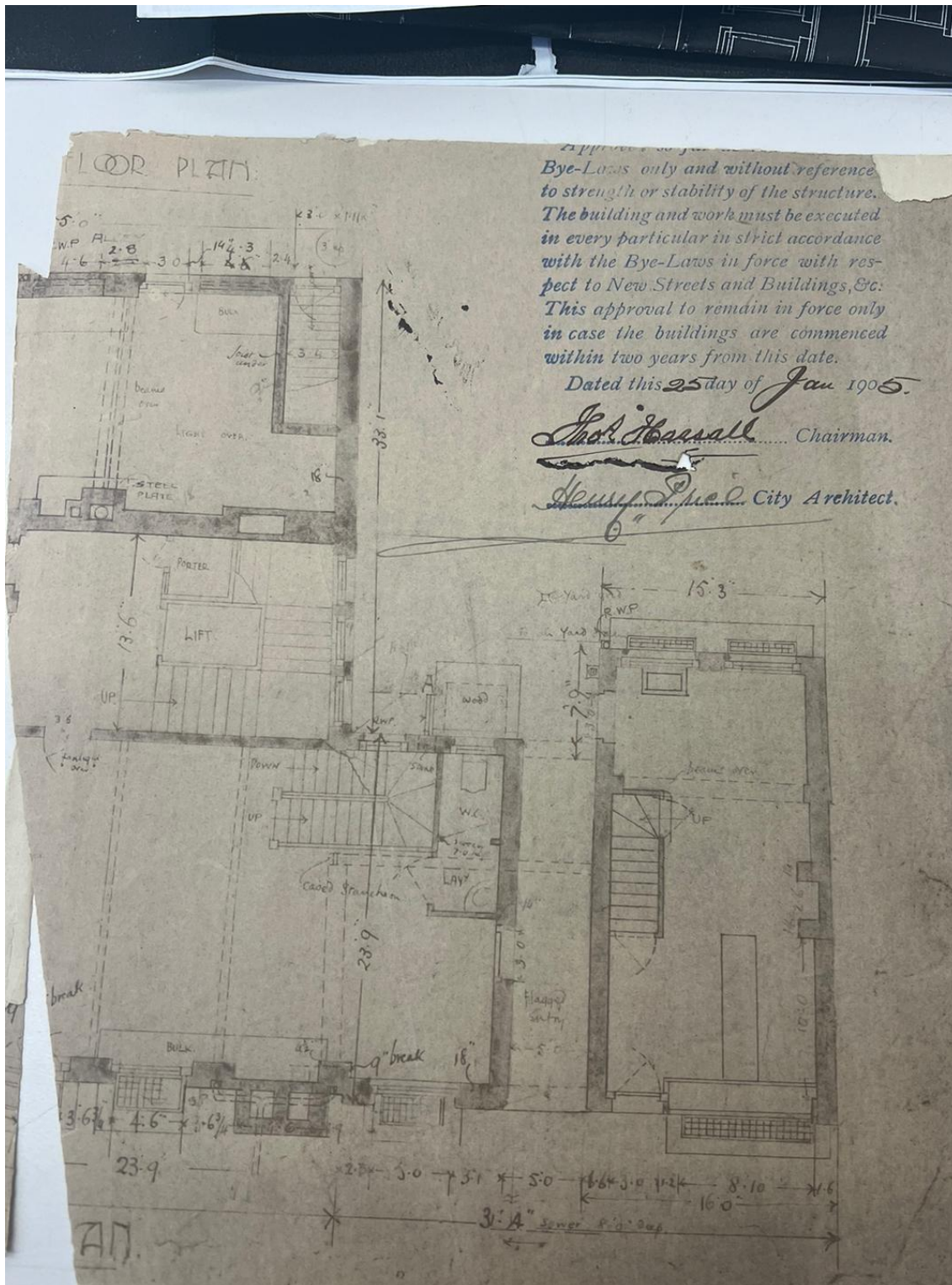


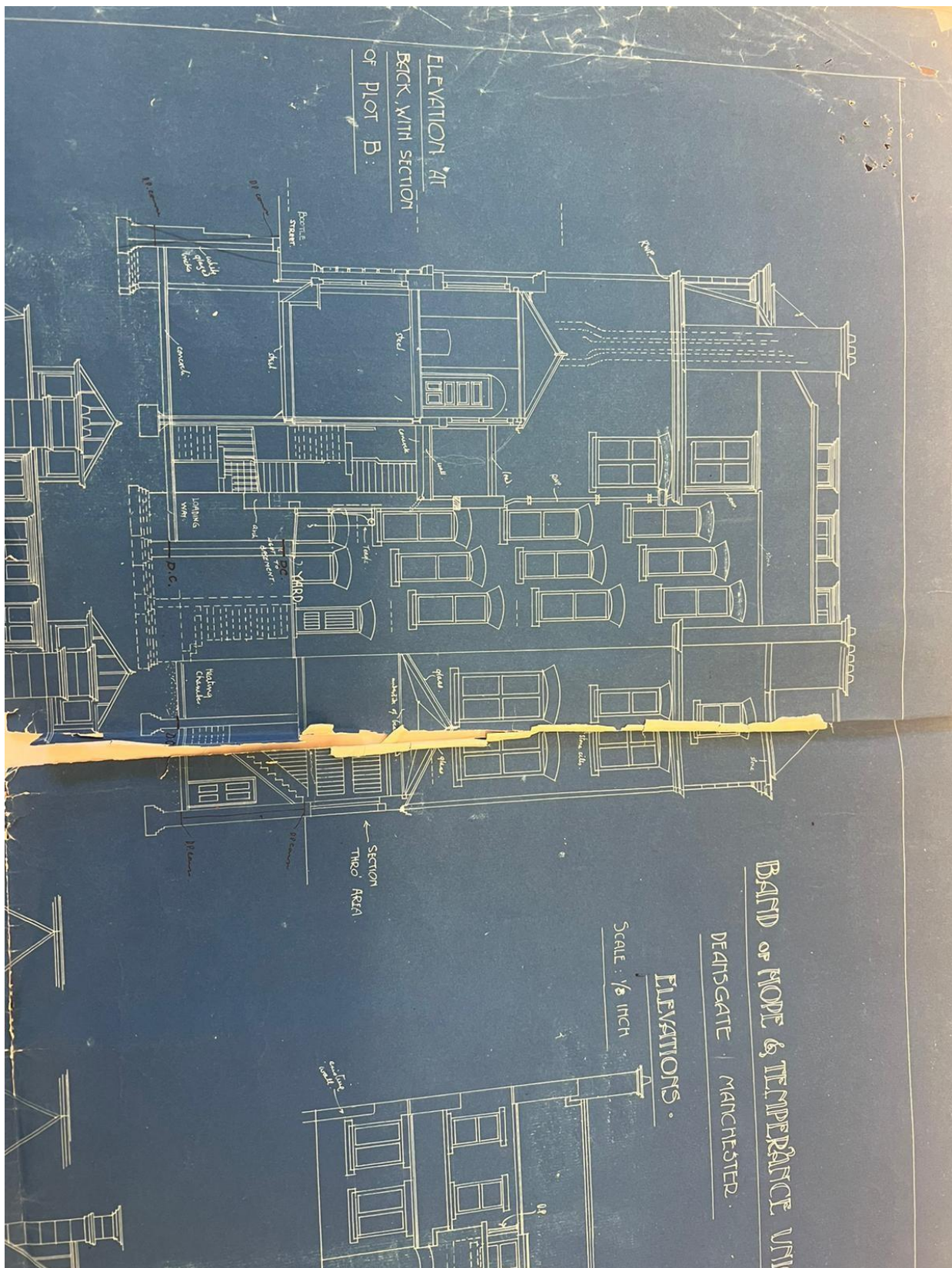


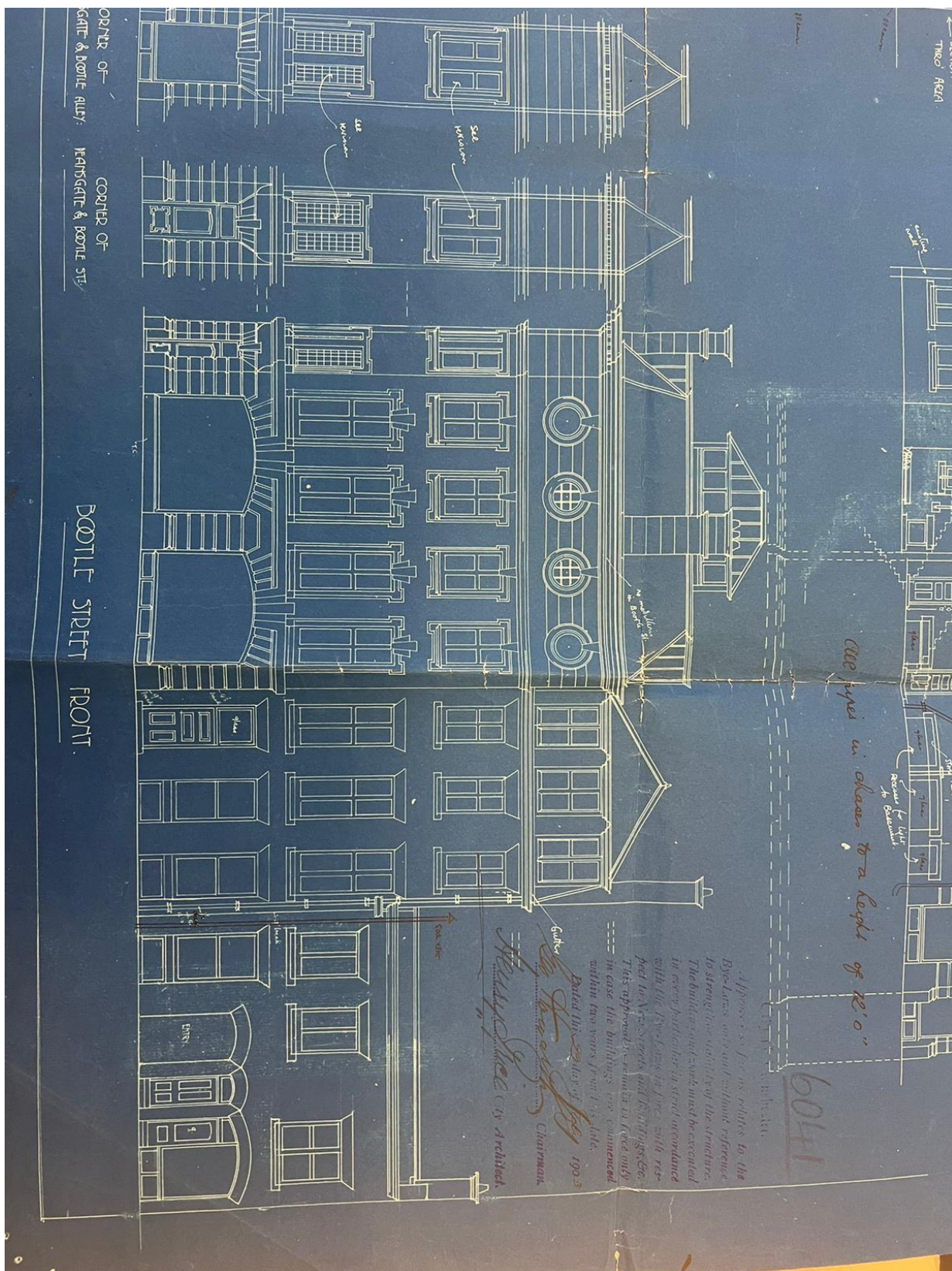


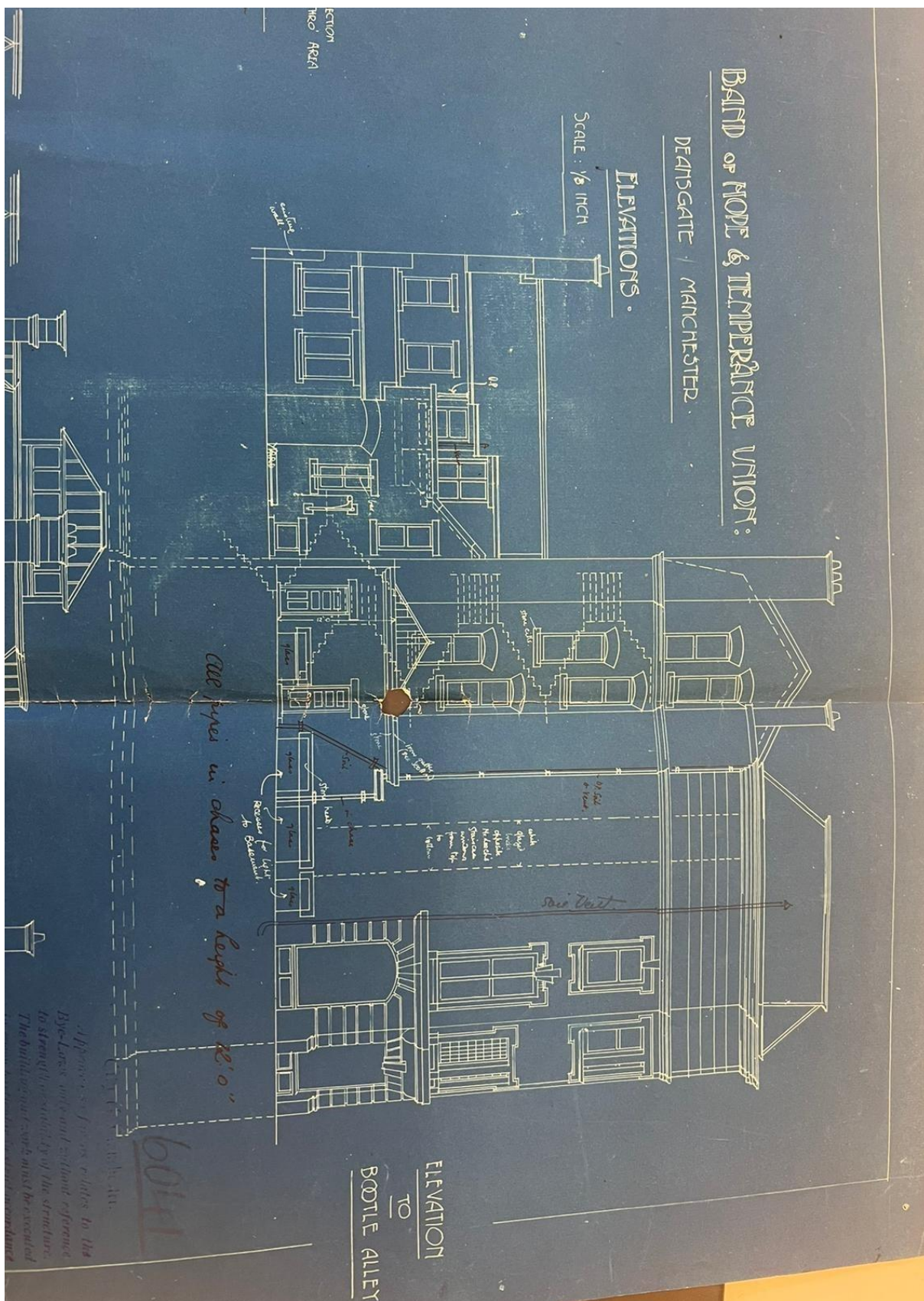


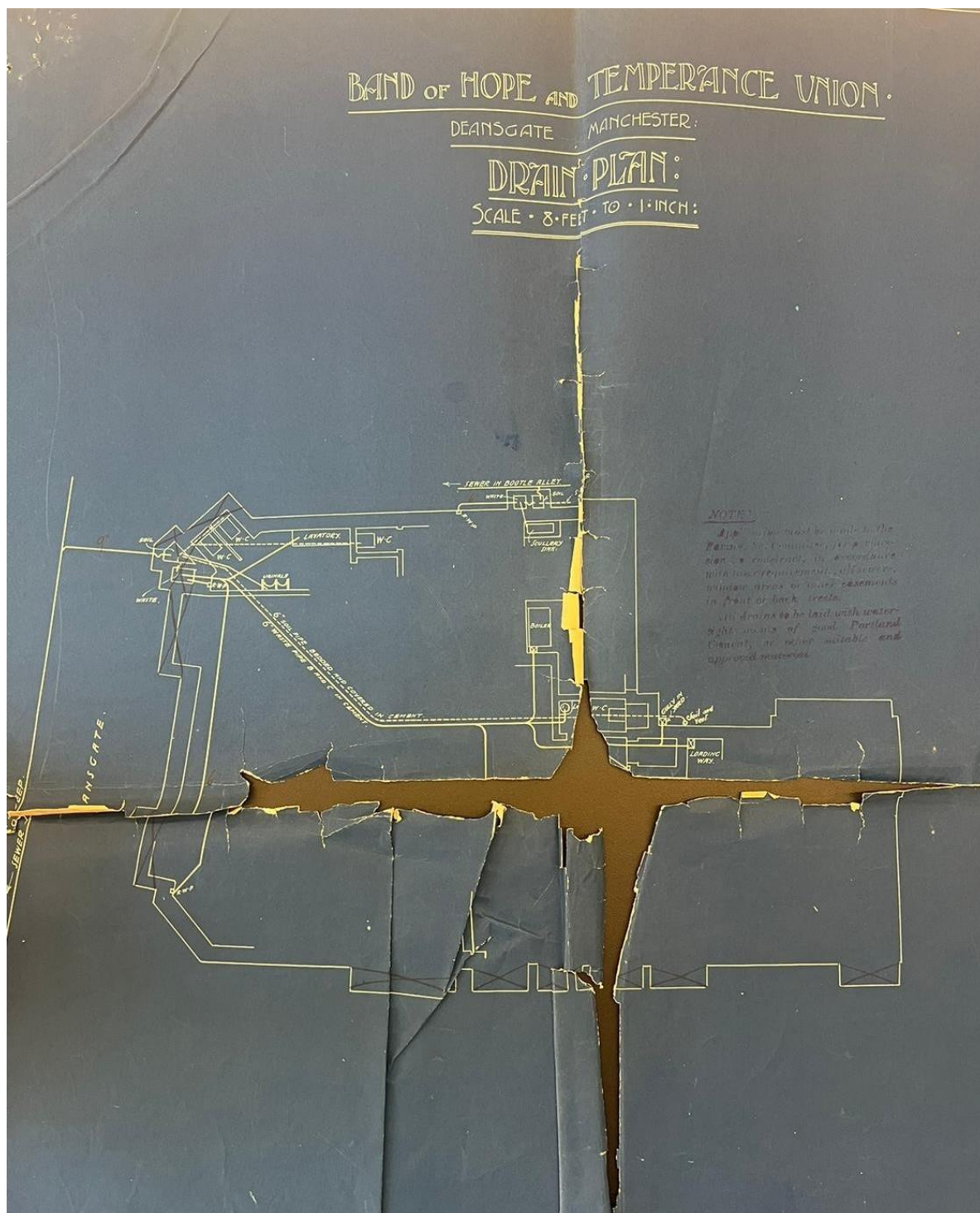


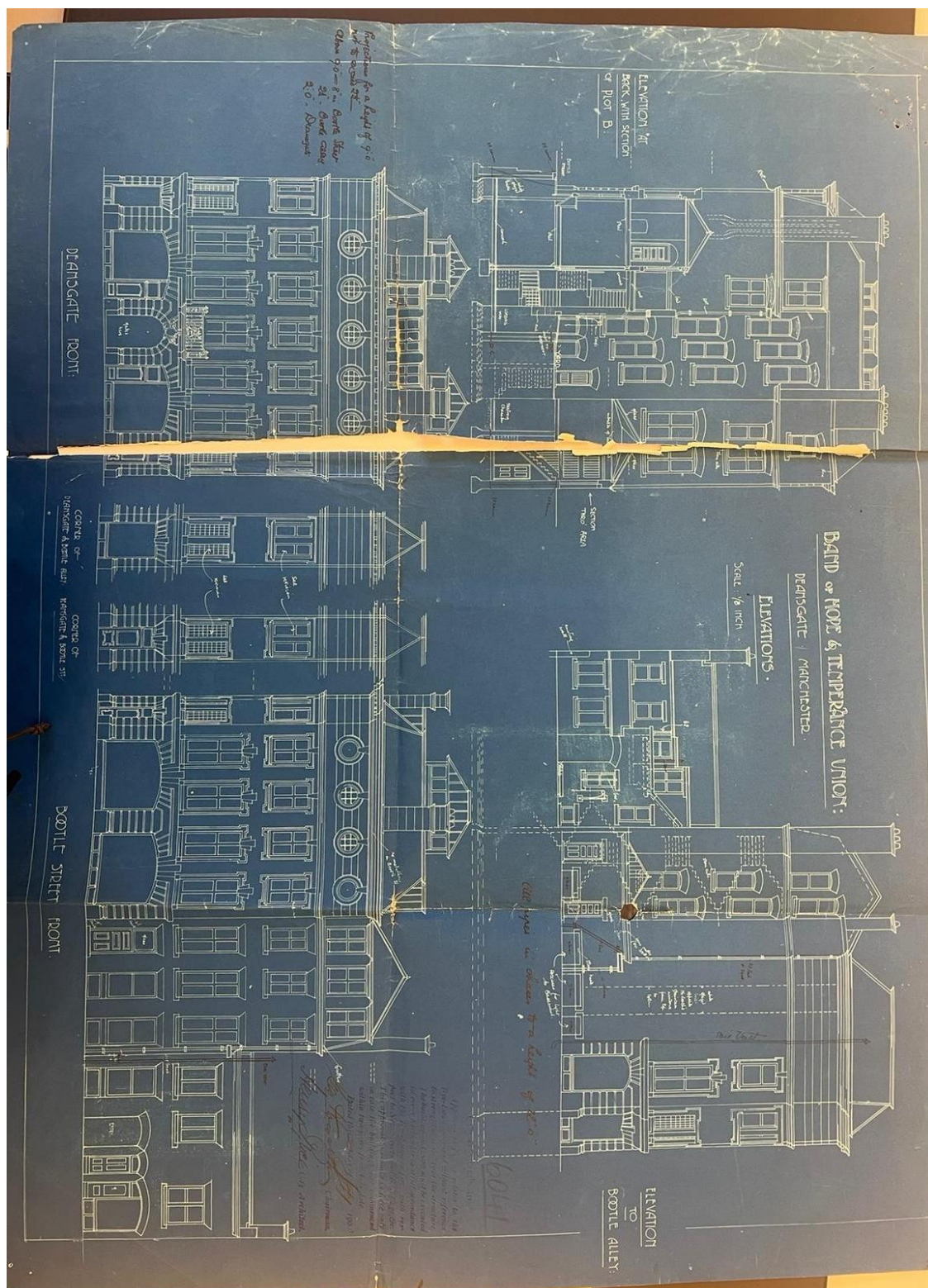


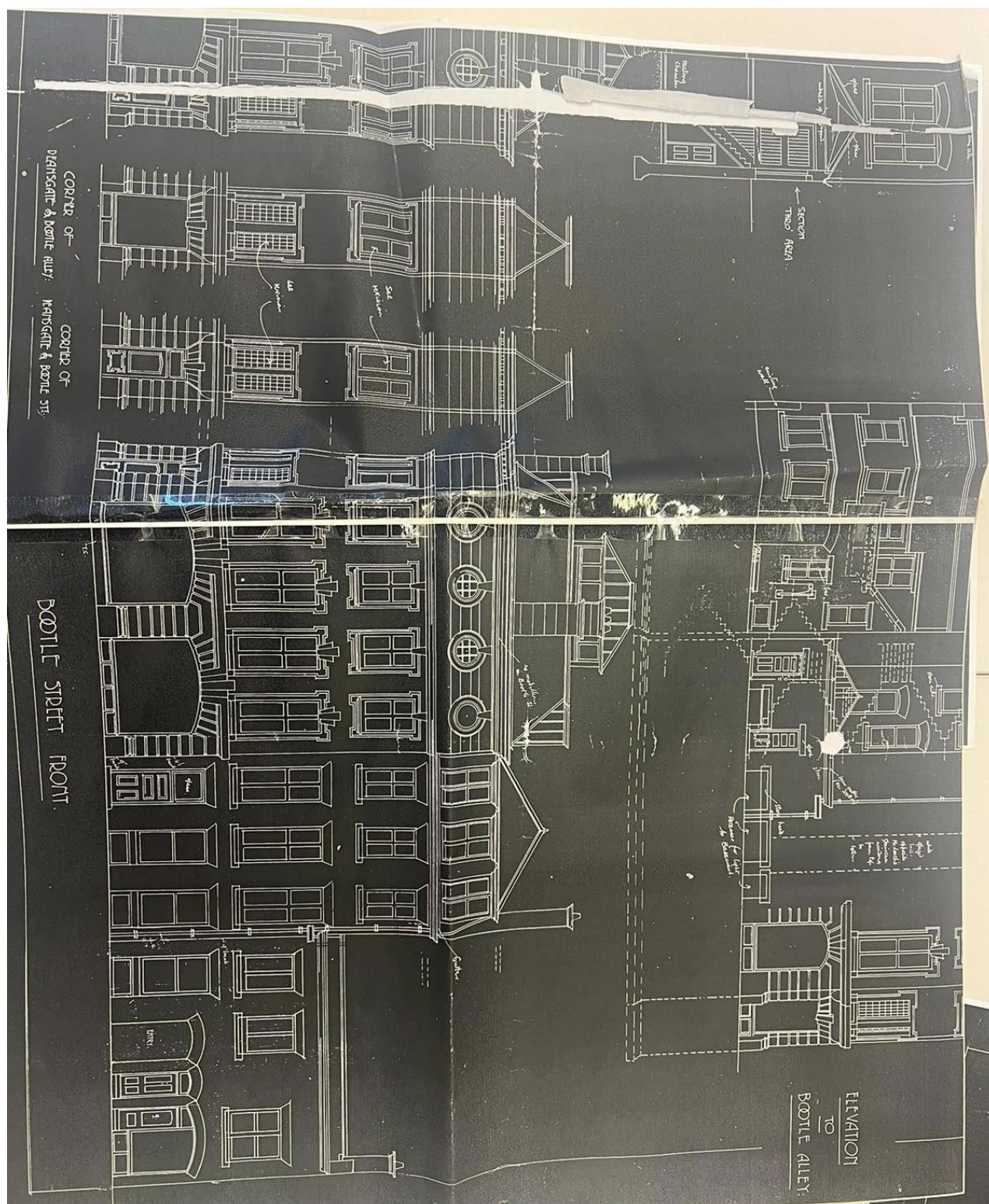


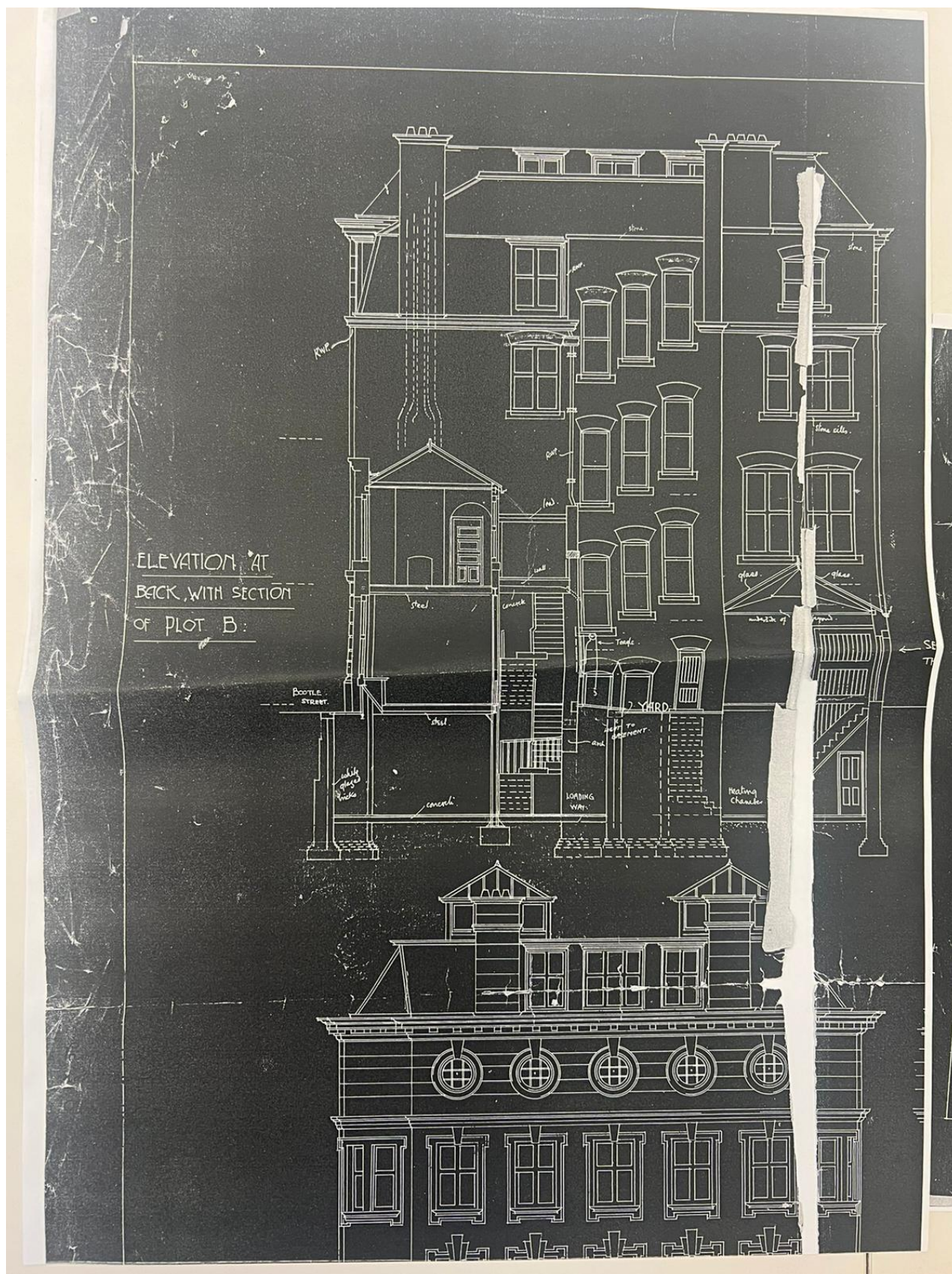


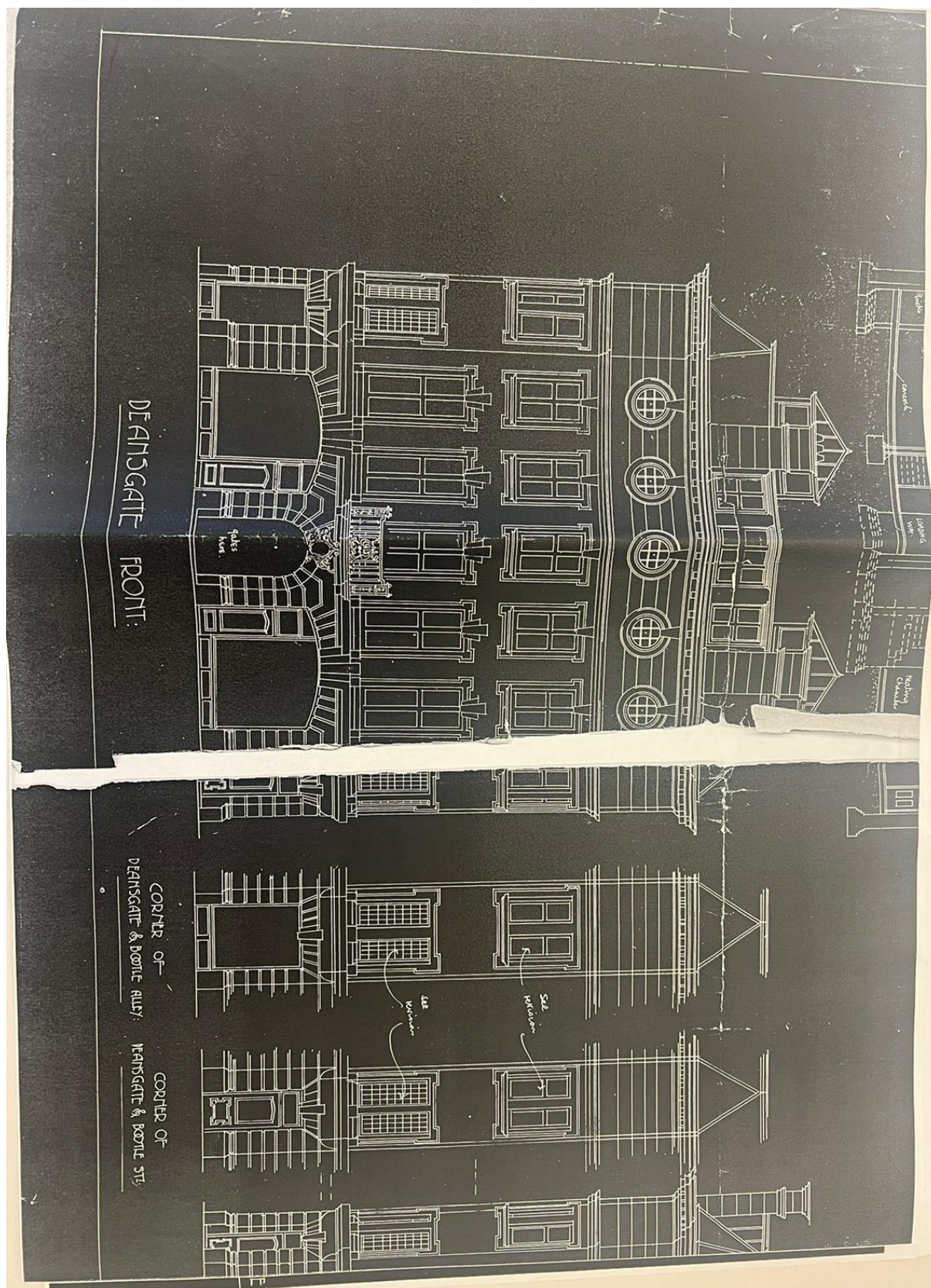


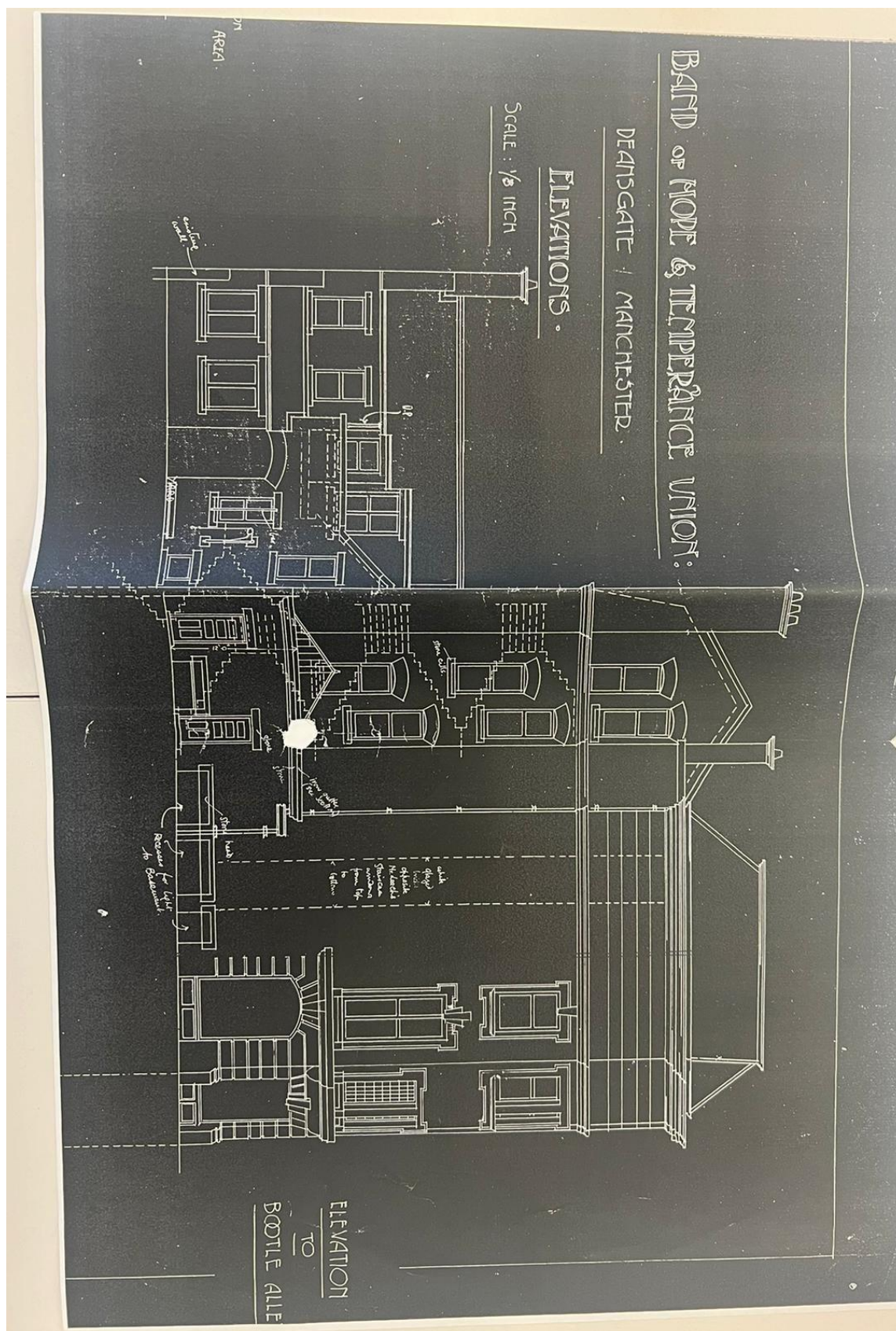












Appendix B - List Entry

ONWARD BUILDINGS, 205-209, DEANSGATE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1210092

Date first listed: 06-Jun-1994

List Entry Name: ONWARD BUILDINGS

Statutory Address 1: ONWARD BUILDINGS, 205-209, DEANSGATE

National Grid Reference: SJ 83568 98021

Details

MANCHESTER

SJ8398SE DEANSGATE 698-1/27/108 (East side) Nos.205 TO 209 (Odd) Onward Buildings

GV II

Band of Hope building, now shop and offices. 1903-5, by Charles Heathcote. Red brick with dressings of yellow terracotta, slate roof. Rectangular plan at right-angles to street, with rounded corners. Free Baroque style. A 4-storey 5-window facade, symmetrical, with banded ground and 3rd floors, prominent bracketed cornice, hipped roof with banded chimneys to the front and sides. The ground floor has a central round-headed entrance arch with cavetto surround and keystone enriched with foliation, mask, and raised lettering "BAND OF HOPE", a curved balcony over the arch with wrought-iron railings, and a wide segmental-headed window each side; the 1st floor and 2nd floors have cross-windows, those at 1st floor taller and with eared architraves and triple keystones, and those at 2nd floor with shouldered architraves and single keystones; the 3rd floor has keyed oculi; and above the cornice is a flat-roofed dormer between the chimneys. The corners are chamfered at ground floor and curved above, with similar windows at 1st and 2nd floors only and applied lettering "ONWARD BUILDINGS" between these windows. Returned sides similar but simpler. Interior reported to have meeting hall with plaques or tiles of Lancashire Temperance Societies. History: built for federation of Temperance Societies.

Listing NGR: SJ8356898021