M1NT STUDIO.

Heritage and Impact Statement

Client: Doux Chanton
Project: 265-267 Deansgate Terrace, Manchester, M3 4EW

Date: 02.01.25
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1. Introduction	
1.1	This Heritage Statement has been prepared by M1NT Studio Ltd on behalf of Doux Chaton. The report is to accompany an application for Listed Building Consent for internal alterations, external cosmetic enhancement, and advertisement.
1.2	The purpose of this report is to identify the heritage values of the Grade II Listed property. And positive contribution to preserve or enhance the character and appearance of a building which is of special architectural and historic interest.
1.3	The report will then describe the proposed development and assesses the potential impact of the scheme on the Listed Building, in terms of character and appearance and its heritage significance in relation to its setting and other listed buildings in the area.
1.4	The report has been produced in accordance with the requirements of the National Planning Policy Framework (NPPF), National Planning Policy Guidance, and the Historic England Good Practice. These require applicants to assess the significance of Heritage Assets and their settings, the level of detail of which should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
1.5	The statement demonstrates to the Council that the significance of the historic environment has been fully assessed and understood and that the heritage impacts of the proposed scheme have been properly considered as an integral part of the proposals and have informed the design process.
1.6	Following this assessment of significance and impact, it is our professional view that the proposed scheme would accord with the policies contained in NPPF and NPPG, the relevant sections of the Historic Environment Planning Practice Guide and Local Plan Policies of Manchester City Council.
1.7	Overall, it is considered that there will be no harm to the heritage significance of Manchester's Deansgate Area, or other listed buildings in the area or to the listed building.
1.8	This report should be read in conjunction with the scheme drawings and any other supporting statements and report.
2. The Application Site	
2.1	Figure 1 shows the location of Doux Chaton's proposed restaurant at No's.265-267, Deansgate Terrace, Deansgate, Manchester M2 4EW. It is situated on the main road of Deansgate.
2.2	This site lies adjacent to two Main Conservation Areas of the Non Civil Parish within the Manchester (Metropolitan Authority) district, The Deansgate/Peter Street and Castlefield conservation areas.
2.3	The development Heritage category for this site is Listed Building Grade II. Entry Number: **1210103**. Date first listed: **28-Feb-1989**.

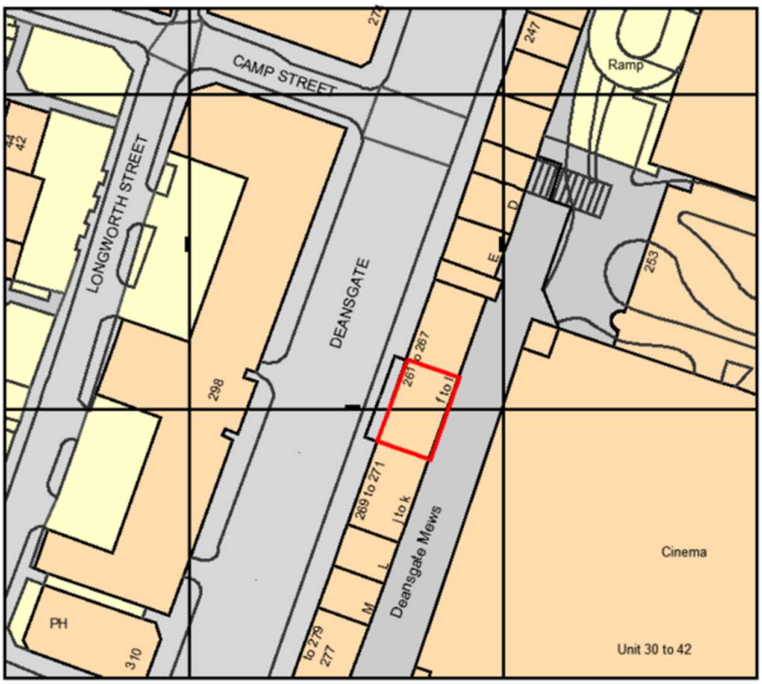

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Figure 1.

3. The Nature of the Asset

3.1 The List Entry for the building refers to a row of shops and offices forming screen wall to site of former Deansgate Goods Station. c.1899.

3.2 Red brick with sandstone dressings and slate roofs (concealed). Very long range of 29 units. Four and 2 storeys in the 4-bay centre and ends 4-storeyed; with strong horizontal emphasis derived from continuous cornices to ground and 2nd floors, and sandstone sill-bands, imposts bands and intermediate bands, counteracted by vertical pilasters terminating in tall chimneys or finials.

3.3 Each bay has a shop or shops at ground floor, and 4 sashed windows on each floor above, the centre pair at 1st floor linked by a single pediment. Very striking feature of the street and forms a group with Nos 223 to 233 (including entrance to goods station), from which this item continues.

3.4 No's.265-267, forms part of the mid-terrace block comprising of three stories. The Grade II listed building forms part of the Great Northern complex a most important group of high street buildings along Deansgate.

3.5 The building sits adjacent to The Deansgate/Peter Street and Castlefield conservation areas forming a substantial part of the Victorian city centre.

4. The Extent of the Asset

4.1 The building was originally 29 individual units, a number of these have now been amalgamated to form larger units. Number 261-267 is one such amalgamated unit and now a retail unit / hospitality venue. No's.265-267, are located mid-terrace block forming half of the amalgamated unit 261-267.

4.2 The Grade II listed building constructed circa 1899 as a screen to the former Deansgate Goods Station now forms part of the Great Northern complex an important group of high street buildings facing Deansgate.

4.3 The building sits adjacent to The Deansgate/Peter Street and Castlefield conservation areas forming a substantial part of the Victorian city centre.

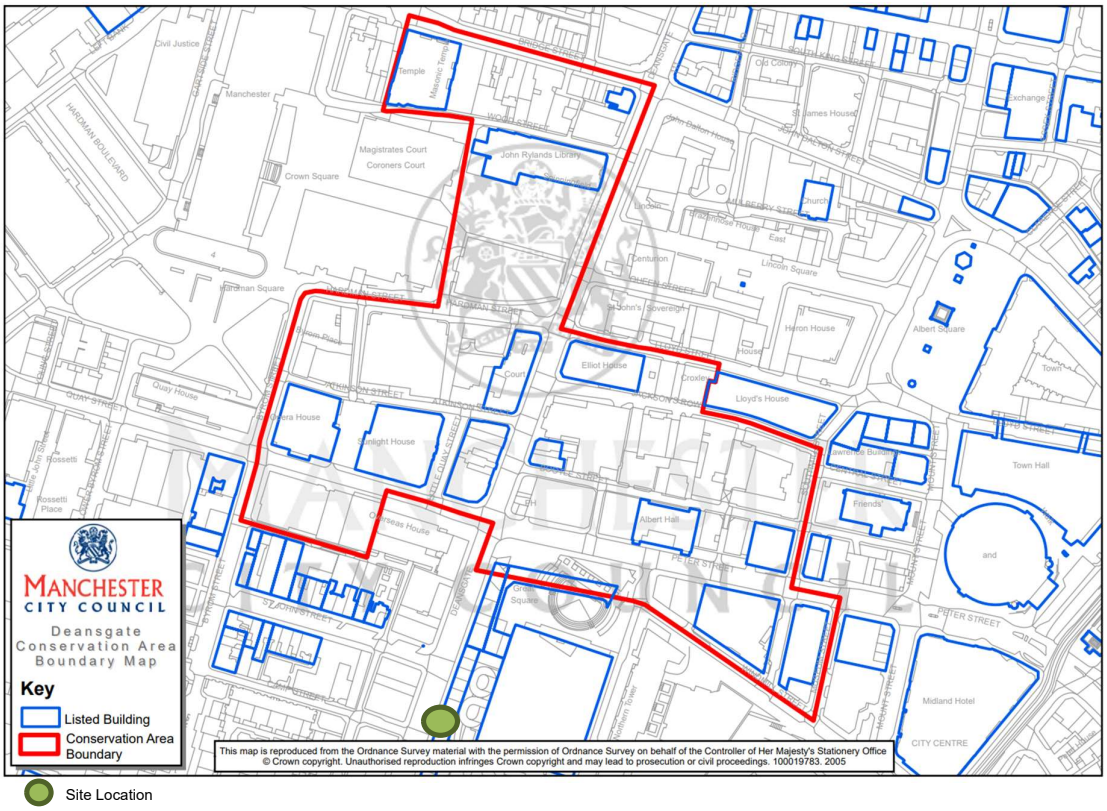


Figure 2. The Deansgate/Peter Street conservation area

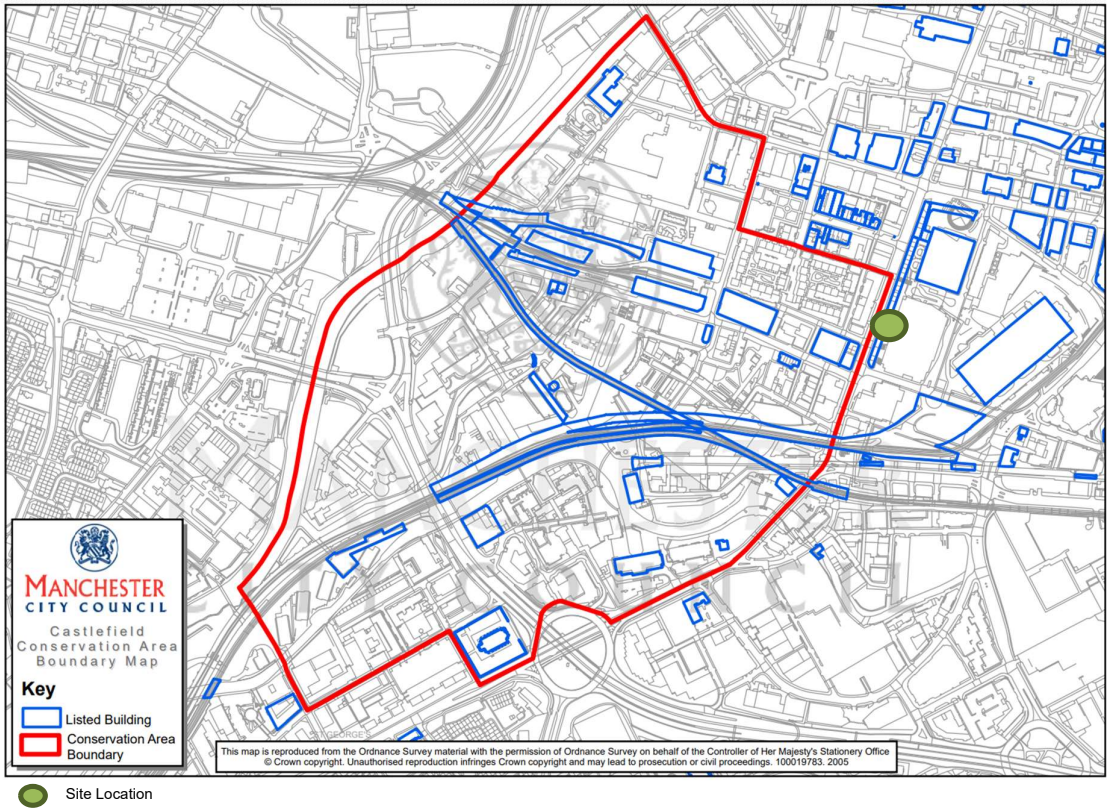


Figure 3. Castlefield conservation area.

5. The Significance of the Asset

Description of Exterior

5.1 No's 265-267 Deansgate terrace are one building with principal elevations facing Deansgate. The building comprises a combination of three and four storey units with retail areas to the ground floor and basement levels and generally offices to upper levels.

5.2 Front elevations are red brick with sandstone dressings giving a strong emphasis on horizontal lines. Slate roofs are concealed and includes timber sash windows to the upper storeys.

5.3 Rear elevations are red brick with concrete structural columns and beams supporting upper levels. Air conditioning condensers are located to the rear wall in this location, along with containment trays and an Armco barrier.

5.4 To the front elevation, there is a public highway for both vehicles and pedestrians which is adopted by commuters and pedestrians with intermittent external café style seating in use along the building line.

5.5	To the rear of the property there is a service road located within the Great Northern complex, with an access door from Deansgate, to the right-hand side of unit 279.
	Description of Interior
5.6	Most of the original interior of the building has been lost. The only internal wall that survived is the cross wall between units 265-267.
5.7	Dividing works between the proposed units and units 261-263 was undertaken in 2021/2022, and constructed with timber studs and plasterboard walls, allowing easy reversal of future reinstatement to a single demise (which originally was four units).
5.8	Additional electrical and water services were also installed to ensure separate supplies provided, existing drainage points are already present and will be utilised.
5.9	Apart from the ground and basement structural brick walls, all other internal walls have been removed and new commercial / retail subdivisions have been created to both floors using studwork and plasterboard. Wall finishes all appear to be of modern construction.
5.10	There are no original joinery fittings, all wall panelling, doors, door frames, architraves, skirtings, etc… all appear to be modern materials and construction. Sanitary facilities are also contemporary.
	Summary of significance
5.11	Built by Great Northern Railway cira 1899. A unique 3-way railway goods exchange station, serving the railway, canal and road networks of the Manchester region. It was considered in its day to be one of the largest and most advanced railway goods exchanges in the country.
5.12	Construction also included GNR offices on Peter Street and a development of 34 shops with offices and warehouses above them along Deansgate. It is considered to be the longest Victorian terrace in Europe.
5.13	The Warehouse Ceased operating and closed in 1954. Listed Building Status was granted 23rd November 1979 (Grade II*).
5.14	And in 1996 consent was given to turn the listed warehouse site into an extensive leisure and retail complex.
5.15	Buildings at the Peter Street end of Deansgate were cleared to open up the site and create Manchester's first purpose designed and built Public Square since World War II. In 2015, it was bought by Trilogy and Peterson Group (HK).
5.16	Architecturally the form of the building and its regular rhythm of sash windows is in the Victorian tradition. Its elevations have undergone some changes during the 20th century but the form of the building and most of its windows remain intact and are architecturally significant.

5.17	Given the principal and prominent location of the building it has group value in the context of the other listed buildings in the immediate vicinity. The collective value of the group is recognised.
5.18	Most of the original interior features have been lost during the 20th century prior to listing but the original floor plan is still legible. The interior is of low significance.
5.19	The building's special architectural and historic interest is formally recognised by the Grade II statutory listing.
6. The Proposed Works	
6.1	The proposed alterations are limited to the exterior and interior of the ground and basement levels of this 3-storey shared building. Including the external storefront. All of which are deemed minor in nature and are intended to sustain the current use of the building as a premium leisure / retail venue for new tenants Doux Chaton.
	Description of exterior alterations
6.2	To front elevation, original elements of the 20th Century storefront to be preserved, maintaining traditional architectural features with minimal change. The appearance is to be enhanced by the application of Victorian Red (RAL 3013) finishes, taking away the former tenant's blue and white aesthetic, to match Doux Chaton's branding.
6.3	New non-illuminated Signage. Brushed gold stainless steel 'Doux Chaton' pin letters and logo application to newly decorated fascia boards. New projecting sign to match surrounding buildings to feature Doux Chaton's logo.
6.4	Existing window glasses, fire exit and entrance to remain unmodified, with the exception of new finishes as noted above.
6.5	To rear elevation, sited within an under croft, along a service yard access road with services compound directly opposite masking views to any visual receptors to users of the rear car park, original red brick and concrete structures to be maintained. Existing air conditioning condensers to be retained also.
6.6	Services containment arrangement and Armco barrier to remain unchanged.
	Description of interior alterations
6.7	Works to ground floor level offers minimal alterations. Former tenants fit out to be stripped out. Formation of banquette seating, booths seats, screens, servery counter and wall panelling all in reversible timber construction methods.
6.8	Addition of accessible toilet, in the form of new stud partitions with skim, decoration and joinery, offers more inclusivity.
6.9	Cosmetic enhancements comprise of maintaining existing timber flooring with new inset tiles, safety flooring to servery and accessible toilet. Walls, ceilings, and joinery all receiving decoration in-keeping with Doux Chaton's brand.

6.10	Works to basement level to comprise strip out of former tenants fit out. Formation of customer toilets, staff welfare, bakery and kitchen areas, in the form of new stud partitions with skim, decoration and joinery.
6.11	Formation of banquette seating in the form of reversible timber construction methods. Cosmetic enhancements comprise new LVT flooring to customer seating area with new safety flooring to kitchen and toilet areas. Walls, ceilings, and joinery all receiving decoration in-keeping with Doux Chaton's brand.
6.12	New in-coming gas mains to be brought into the front of the building and dropped to basement level to serve the kitchen areas. All remaining existing services to be adopted and adjusted to suit new arrangement.
	Summary of alterations
6.13	The interior is of low significance to the listing, however, all construction methods to be reversible. All exterior architectural features have been retained and maintained with no detrimental impact to the building's historic significance.
7. Relevant Planning History	
	Building Location and Site
7.1	The building sits adjacent to The Deansgate/Peter Street and Castlefield conservation areas forming a substantial part of the Victorian city centre.
7.2	Deansgate is one of Manchester's most historic streets. During the Roman occupation it formed the route between two river crossings, the fords of the River Medlock to the south and the River Irwell to the north.
7.3	Deansgate is the longest and straightest street in the city centre and consequently there is a distant view to the north showing the tower of the cathedral framed by buildings on either side. To the south, railway viaducts in Castlefield cross Deansgate and terminate the view.
7.4	Buildings of Deansgate are of different ages and styles but retain a positive relationship with one another. The high number of listed buildings has created an attractive environment and clearly, property owners have an interest in ensuring that their buildings are regularly repaired and redecorated.
7.5	Deansgate is an attractive focal point for commuters, visitors and residents. Pedestrian movement in the town centre is relatively easy with provision of pedestrian zones.
	Building Materials
7.6	The carriageway surfacing of almost all roads in the area is asphalt, while a few minor streets retain the earlier stone setts.

7.7	Footways have been replaced over the years with either tarmacadam or concrete flags, although stone flags remain. Street lighting is provided by modern fittings, e.g. tall steel columns.
7.8	Walls of buildings are constructed from a wide range of high-quality materials such as stone, red-orange brick, terracotta and faience. Some of the stone buildings are intricately carved with fine sculptural detail. These heavy, solid materials are fenestrated by predominantly vertically proportioned openings with sliding sash windows set back from the external face of the building.
7.9	Roofs of buildings, where they can be seen, are clad in slate which is usually blue grey but occasionally green. The skylines of some buildings are made interesting by cornices and balustrades.
7.10	Building heights vary from fourteen-storey office developments such as Sunlight House on Quay Street, to the three-storey shops on Deansgate.
	Building Uses
7.11	The principal uses within this area are commercial including leisure and retail, and residential. Commercial uses are concentrated along Deansgate, comprising banks, cafes and restaurants, local business and retail units.
7.12	Commercial trade is a very important part of the economy and character, both historically and today. Whenever opportunities arise, shopfronts and shop signage should be sympathetic in appearance or utilise design features or patterns that are in keeping with historic shopfront design and materiality.
8. The Impact on the Asset	
8.1	The effect of bringing the listed building back into a sustainable and economic use, consistent with its listing, is positive and desirable. The contribution that keeping the building in active use has in sustaining economic vitality is also positive and consistent with the objectives of the National Planning Policy Framework.
9. Applications for demolition	
9.1	No elements within the listing are to be demolished as part of the proposed worked as described above.
10.0 Preserve, Enhance and Mitigate	
10.1	In determining applications, the NPPF requires local planning authorities to take account of ‘sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’. It defines conservation as ‘the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.’

10.2	The current proposals are relatively minor, but they are necessary to sustain the listed building in active use. The interventions that are proposed either have positive benefits, have little impact and are totally reversible such as the formation of new toilets, welfare and kitchen areas.
10.3	As such the proposals comply with national policy on conserving and enhancing the historic environment contained in the NPPF and the NPPG, the relevant policies of the adopted Local Plan and, most importantly of the Planning (Listed Buildings and Conservation Areas) Act 1990.
11.0 Sources of Information	
11.1	Statutory list entry taken from the National Heritage List for England
11.2	https://www.manchester.gov.uk/info/511/conservation_areas/1092/deansgatepeter_street_conservation_area/4
11.3	https://www.manchester.gov.uk/info/511/conservation_areas/972/castlefield_conservation_area/5

Appendix

265-267 DEANSGATE, MANCHESTER - 1047803 | Historic England

Official list entry

Heritage Category:	**Listed Building**
Grade:	**II**
List Entry Number:	**1210103**
Date first listed:	**28-Feb-1989**
Date of most recent amendment:	**06-Jun-1994**
List Entry Name:	**235-291, DEANSGATE**
Statutory Address 1:	**235-291, DEANSGATE**

Location

Statutory Address:	**235-291, DEANSGATE**

The building or site itself may lie within the boundary of more than one authority.

District:	**Manchester (Metropolitan Authority)**
Parish:	**Non Civil Parish**
National Grid Reference:	**SJ 83468 97744**

Details

MANCHESTER

SJ8397NE DEANSGATE 698-1/31/110 (East side) 28/02/89 Nos.235 TO 291 (Odd) (Formerly Listed as: DEANSGATE Nos.235-295 (Odd))

GV II

Row of shops and offices forming screen wall to site of former Deansgate Goods Station. c.1899. Red brick with sandstone dressings and slate roofs (concealed). Very long range of 29 units. Four and 2 storeys, the 4-bay centre and ends 4-storeyed; with strong horizontal emphasis derived from continous cornices to ground and 2nd floors, and sandstone sill-bands, imposts bands and intermediate bands, counteracted by vertical pilasters terminating in tall chimneys or finials. Each bay has a shop or shops at ground floor, and 4 sashed windows on each floor above, the centre pair at 1st floor linked by a single pediment. Very striking feature of the street, and forms a group with Nos 223 to 233 (including entrance to goods station), from which this item continues.

Listing NGR: SJ8346897744

Legacy

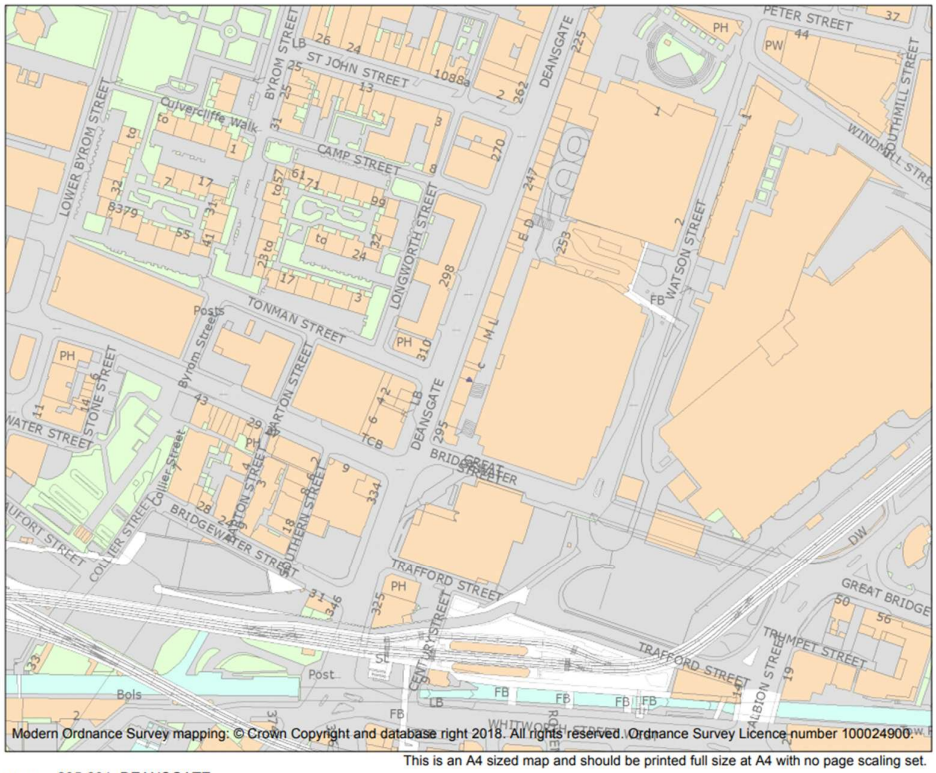
The contents of this record have been generated from a legacy data system.

Legacy System number:	**388094**
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.

Map



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: 235-291, DEANSGATE

Heritage Category:	Listing
List Entry No :	1210103
Grade:	II

County:

District: Manchester

Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SJ 83468 97744
Map Scale:	1:2500
Print Date:	20 August 2024

Historic England

HistoricEngland.org.uk

End of official list entry

235-291, DEANSGATE, Non Civil Parish - 1210103 | Historic England
Facade of shops and offices on Deansgate, Manchester

Image 1. Historic South view of Facade of shops and offices on Deansgate, Manchester
Barrie Price 09 December 2016

Image 2. Historic South view of Facade of shops and offices on Deansgate, Manchester
Phil Platt 16 November 2018

Image 3. Historic North view of Facade of shops and offices on Deansgate, Manchester Heather Gordon 18 April 2018

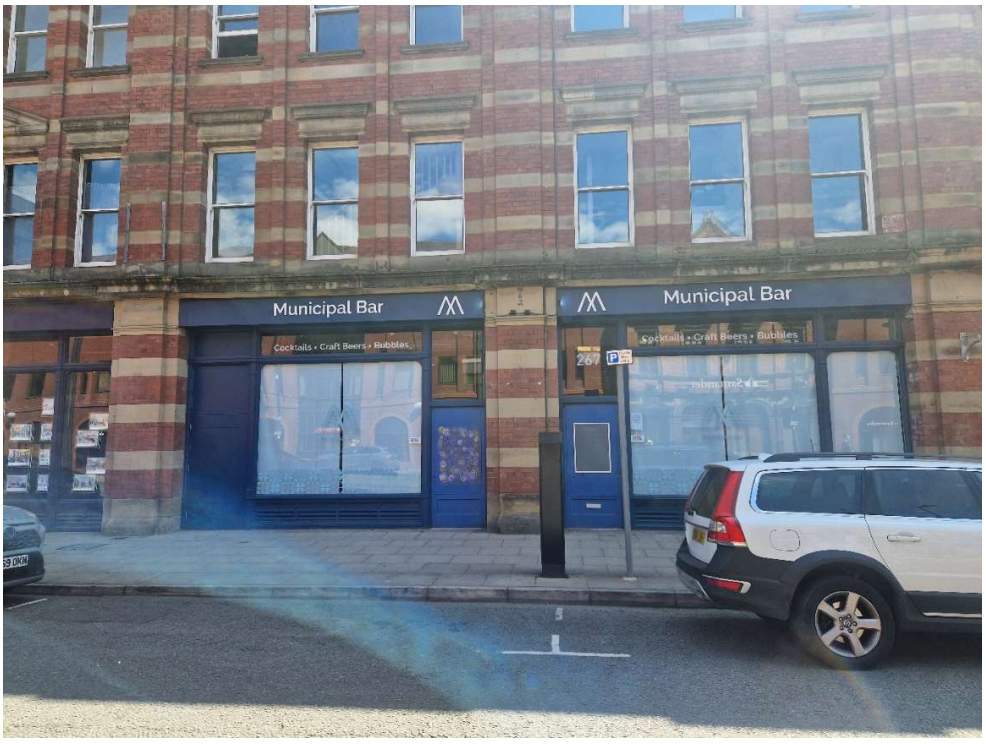


Image 4: Present Shopfront Elevation, Deansgate, Manchester

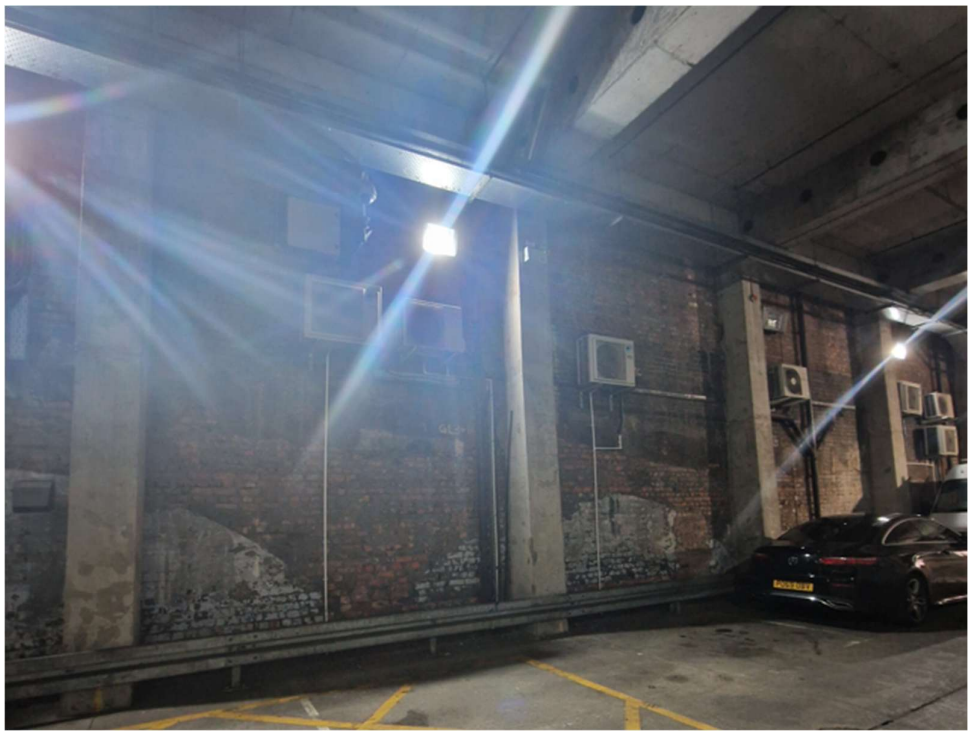


Image 5: Present Rear Elevation, Service Road

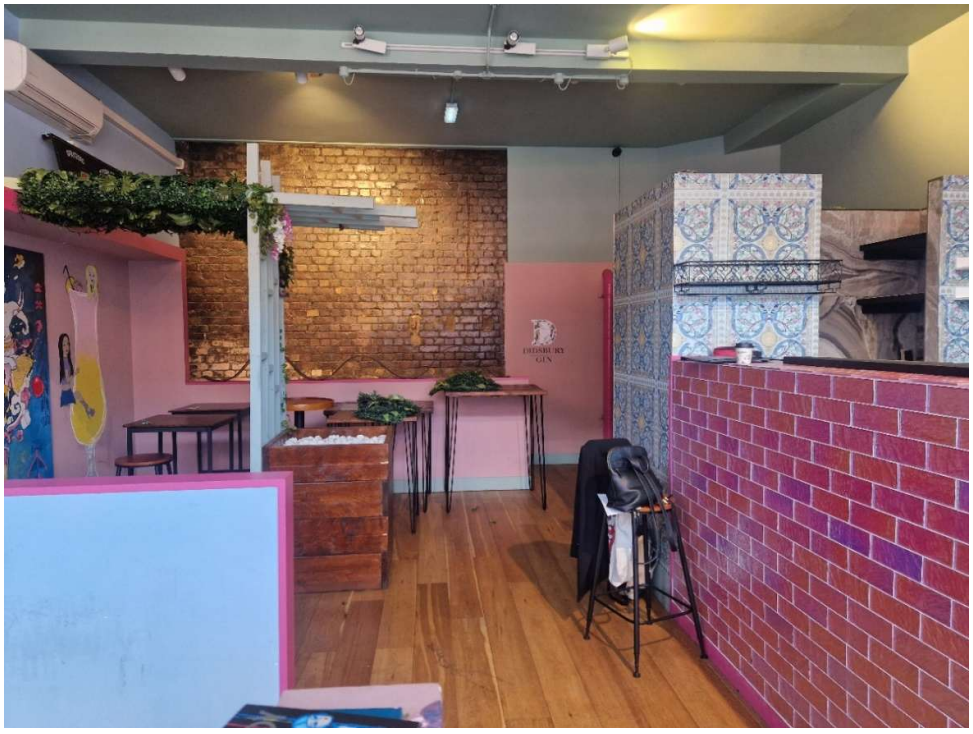


Image 6: Present Ground Floor Interior view, rear of unit 267

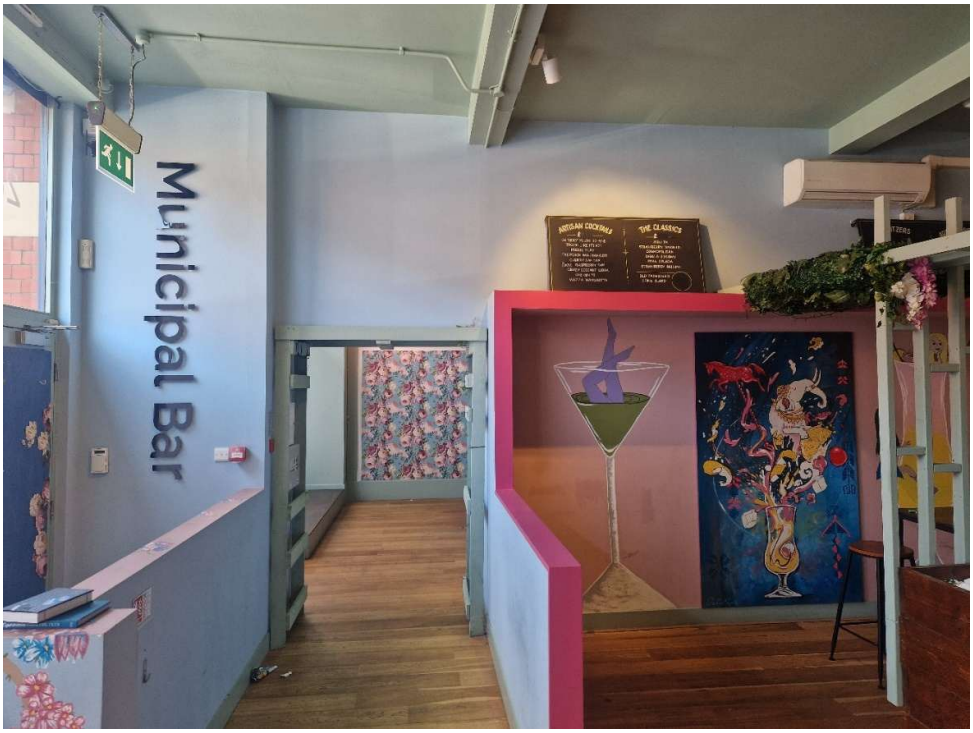


Image 7: Present Ground Floor Interior view, from unit 267 into 265

Image 8: Present Ground Floor Interior view, rear of unit 265

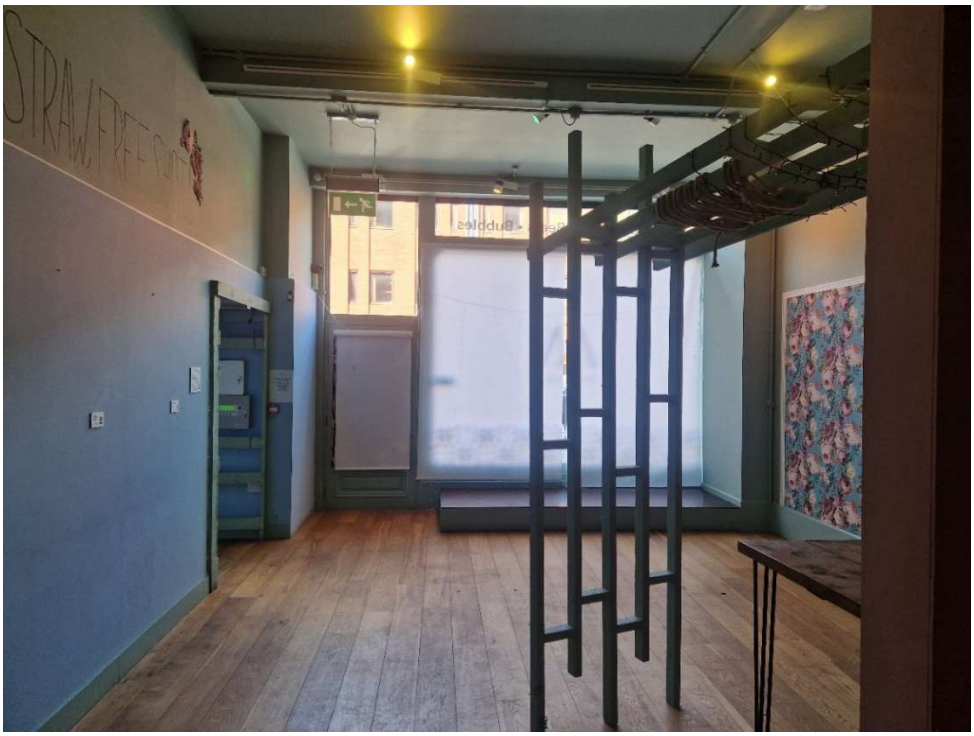


Image 9: Present Ground Floor Interior view, front of unit 265

Image 10: Present Basement Interior view, rear of unit 267

Image 11: Present Ground Floor Interior view from unit 267 into 265

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