AM Alpha and Manchester City Council

ROYAL LONDON HOUSE

Heritage Partnership Agreement Review

HPA-70096763
DECEMBER 2023

PUBLIC

AM Alpha and Manchester City Council

ROYAL LONDON HOUSE

Heritage Partnership Agreement Review

TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. 70096763

OUR REF. NO. HPA-70096763

DATE: DECEMBER 2023

WSP

8 First Street
Manchester
M15 4RP

Phone: +44 161 200 5000

WSP.com

QUALITY CONTROL

Issue/revision	First issue
Date	March 2023
Prepared by	VW
Checked by	SB
Authorised by	SB
Project number	70100082
Report number	001
File reference	HPA. 70100082

CONTENTS

1 INTRODUCTION / PURPOSE OF DOCUMENT 1

2 ADMINISTRATIVE INFORMATION 4

2.1 PARTNERS 4

2.2 TIMEFRAME 4

2.3 REVIEW AND RENEWAL 4

3 HERITAGE CONTEXT 5

4 HISTORIC BACKGROUND AND DESCRIPTION OF THE BUILDING 6

5 ASSESSMENT OF SIGNIFICANCE 13

6 PROPOSED WORKS TO BE CONSENTED THROUGH THE HPA 14

6.2 TRAFFIC LIGHT SYSTEM 14

6.3 CATEGORIES OF WORK 14

7 DESIGN GUIDELINES 17

7.2 FIT OUT OF OFFICE SPACES 17

7.3 EXTERNAL FABRIC REPAIRS 19

APPENDICES

APPENDIX A

INTERIM REVIEW FORM

APPENDIX B

PHOTOGRAPHIC SCHEDULE

APPENDIX C

SECONDARY GLAZING

APPENDIX D

HISTORIC FABRIC REPAIR SCHEDULE

1 INTRODUCTION / PURPOSE OF DOCUMENT

1.1.1. The Listed Building Heritage Partnership Agreement (HPA) was made on the 17th day of December 2018 between CEG (as managing agent for the owner ASE RE A LLP) and Manchester City Council.

1.1.2. Since the HPA was signed, ownership of Royal London House was transferred to AM Alpha in 2023.

1.1.3. As under the terms of the HPA (Section 2.3 – Procedural Issues), both partners have agreed to extend the HPA for a further five years to 17 December 2028.

Partner	Name & Signature	Date
AM Alpha	Signature	
Manchester City Council	Signature	

OVERVIEW

1.1.4. This HPA review should be read alongside the original HPA. The key aims and objectives of the original document remain. This HPA review outlines the changes that have occurred to Royal London House over the last five years, and outlines updates to the content of the original HPA where relevant, based on lessons learns from the past five years.

1.1.5. The purpose of the original HPA remains, and both parties are in agreement that the HPA should remain in place for a further five years.

1.1.6. In the event that the building ownership changes, subject to the new owner signing up to the HPA, the HPA is transferrable.

POLICY CONTEXT

1.1.7. No changes are proposed to this sub-section.

SCOPE

1.1.8. This Listed Building Heritage Partnership Agreement (LBHPA) has been prepared for the ground floor, basement and first - fifth floors of 196 Deansgate. It provides guidance for future proposals in terms of the finishes which should be retained and restored.

BENEFITS / AIMS

1.1.9. In addition to the benefits and aims as set out within the original HPA. The partnership has agreed to include two additional aims:

1.1.10. **Sustainability** – aim for both parties to work together to improve the sustainability credentials of the building and adhere to / meet legislative targets around sustainability for listed buildings.

1.1.11. **Preserve and protect –** the parties aim to preserve and protect the heritage significance of the building, taking opportunities to better reveal historic fabric where possible.

OVERVIEW OF CHANGES

1.1.12. Over the past five years, CEG (the previous owner) has undertaken a programme of refurbishment works to the first, second and third floor office spaces. This programme of works is ongoing and will be expanded to areas that have not been subject to refurbishment in recent years. As part of this programme of works – which has focused on creating high quality, distinctive workspaces – additional historic fabric has been revealed and restored, including brickwork, fireplaces and steel columns. These features have been recorded in an updated Gazetteer of Historic Fabric included in Section 4 of this review. A similar approach has been undertaken in relation to the retail units by the tenants of these spaces, in collaboration with the landlord.

HPA PERFORMANCE

1.1.13. Since the HPA has been in place, the building owner and its tenants have utilised the HPA to encourage the positive re-use of the office spaces whilst ensuring the heritage asset is not negatively impacted. A summary of the discussions between the partnership during the HPA period is included below.

1.1.14. An overview of the planning history during the five year period is included within Section 4.

2020:

1.1.15. The Partnership discussed proposed works to the common areas (ground to third floor). A schedule of works was shared with the LPA, detailing where works were considered 'green', 'amber' or 'red' as per the HPA definitions. Through discussion at the time, works to the staircases were not clearly captured within the HPA document and this has been picked up as part of the review.

1.1.16. The following works were confirmed as permissible 'green':

- Replacing modern lift surrounds,
- Replacing modern floor finishes,
- Film wrapped modern doors,
- New internal signage,
- Decorating painted walls, skirtings and door frames,
- New bespoke archway at ground floor replacing modern plaster finishes,
- Creating glazed telephone booths (side corridor, first floor)
- Bathroom works,
- New lighting (directional spotlights, downlights, strip lighting and pendant lights) that do not impact historic finishes.

1.1.17. Listed Building Consent was sought and granted for 'red' works under application reference 127726/LO/2020 (approved 19 October 2020). This included painting cornicing, original ceilings, painted decorative tiles and timber detail to change the colour; new bloom pendants and spotlights that impacted decorative finishes; and a new bespoke metal staircase.

2023:

1.1.18. The Partnership discussed proposed works to the common areas (fourth floor). A schedule of works was shared with the LPA. The scheme was to recreate the ground to third floor refurbishment (see 2020) on the fourth floor. The works previously agreed as 'green' continued to benefit as permissible works under the HPA.

1.1.19. As agreed between the partnership, Listed Building Consent was sought and granted for 'red' works under application reference 137256/LO/2023 (approved 13 June 2023). This included painting cornicing to change the colour and two pendant lights attached to a bulkhead that sits below the cornicing.

2 ADMINISTRATIVE INFORMATION

2.1 PARTNERS

2.1.1. The following section provides an update to Section 2.0 of the original HPA (dated 2018).

Partner	Role / Responsibility	Contact
AM Alpha	Representing the site owner and custodian.	Daniel McKillop, Investment Manager
Manchester City Council	Local planning authority, has statutory responsibility for dealing with planning and listed building consent matters.	Head of Planning, Building Control and Licensing.

2.2 TIMEFRAME

2.2.1. The HPA commenced on Monday 17 December 2018.

2.2.2. Further to this review of the HPA, the Partnership has agreed to extend the HPA for a further period of five years, to 17 December 2028.

2.3 REVIEW AND RENEWAL

2.3.1. The HPA will be reviewed annually (near the anniversary date) and amended or updated as appropriate and subject to the agreement of the partners.

2.3.2. The partners will meet annually to evaluate the progress and development of the HPA. The owner's representative will complete and submit an **interim review form (Appendix A)** prior to each meeting.

2.3.3. Review may also be triggered by a change in status to the heritage asset covered or by changes in the legislative background.

2.3.4. The HPA will provide a formal provision for a further extension of five years on the agreement of all partners. At the end of the five-year period in **December 2028**, the HPA will be reviewed and renewed, subject to the following:

- The heritage protection legislation / processes remain unchanged;
- The satisfactory or better performance of the HPA over the five-year period from 17 December **2023** – 17 December **2028**; and
- The agreement of the partners or their successors.

3 HERITAGE CONTEXT

3.1.1. Section 3 of the original HPA remains relevant and there are no changes proposed to this section.

4 HISTORIC BACKGROUND AND DESCRIPTION OF THE BUILDING

GAZETTEER OF HISTORIC FINISHES

4.1.1. An update is provided to Table 1: Gazetteer of Historic Finishes included in the original HPA. This is to record changes that have occurred, primarily the additional historic fabric that has been revealed as part of refurbishment works to the office spaces over the past five years. A corresponding photographic schedule has been produced to illustrate the key features of heritage significance (see Appendix B). Changes to the gazetteer are highlighted in **blue**.

Table 1: Gazetteer of Historic Finishes

Ref	Location	Description	Notes
B.10	188-192 DEANSGATE, BASEMENT AREA		MANAHATTA
B.11	Basement area	Timber herringbone parquet floor	Photo 6
B.12	Basement area	Glazed bricks to walls	Photo 1
B.13	Basement area	Decorative joinery / timber features to walls & columns	Photo 2
B.14	Basement area	Plaster ceilings and downstands	Photo 2
B.15	Basement area	Cornice & moulding details to ceilings	Photo 5
B.16	Basement area	Pavement lights	Photo 4
B.17	Basement area	Relocated hoist equipment (currently protected by perspex screen)	Photo 7
B.18	Basement area	Retained staircase	Photo 8
G.30	188-192 DEANSGATE GROUND FLOOR		MANAHATTA
G.31	Ground floor generally	Plaster cornice, ceilings and downstands	Photo 4, 5, 6
G.32	Ground floor	Retained area of previous decorative scheme	
G.33	Ground floor	Mosaic floor sign to previous entrance	Photo 3
G.34	Ground floor	Timber doors to corner entrance (no. 188)	Photo 1
G.35	Ground floor	Glazed bricks and brickwork	Photo 7
G.36	Ground floor	Remnant of timber glazed fanlight/ screen	
G.37	Ground floor	Remnants of timber wall lining	
G.38	Ground floor	Timber desk built into window reveal	Photo 2
G.39	Ground floor	Remnants of previous office layout to original bank (including dividing wall and chimney stack)	
G.20	194 DEANSGATE GROUND FLOOR		FEDERAL CAFE

Ref	Location	Description	Notes
G.21	Ground floor	Plaster cornice	Photo 1
G.22	Ground floor	Decorative plaster details to downstands	Photo 4
G.23	Ground floor	Evidence of previous fireplace	Photo 4
G.24	Ground floor	Exposed brickwork	Photo 1 and 3
B.20	198 DEANSGATE, BASEMENT AREA		PIEMINISTER
B.21	Basement area	Pavement lights	Photo 4
B.22	Basement area	Painted glazed bricks	Photo 1
B.23	Basement area	Painted steel columns	Photo 2
B.24	Basement area	Parquet flooring	Photo 3
G.40	198 DEANSGATE, GROUND FLOOR		PIEMINISTER
G.41	Ground floor	Decorative plaster details to downstands and exposed steel column	Photo 2
G.42	Ground floor	Plaster cornice, painted ceilings & exposed brickwork	Photo 1
B.30	196 DEANSGATE, BASEMENT AREA		
B.31	Basement area	Fireplace	Photo 5
B.32	Basement area	Cornice & moulding details to ceilings	Photo 2
B.33	Basement area	Pavement lights	Photo 4
B.34	Basement area	Timber herringbone parquet floor	Photo 6
B.35	Basement area	Glazed bricks to walls	Photo 1
B.36	Basement area	Exposed steel columns	Photo 3
G.10	196 DEANSGATE GROUND LEVEL ENTRANCE		
G.11	Ground level entrance	Glazed wall tiles/ mosaic	Photos 1, 3, 5
G.12	Ground level entrance	Plaster cornice	Photo 1, 3
G.13	Ground rear staircase	Exposed brickwork and glazed tiles	Photos 2, 5
1.10	1st FLOOR		
1.11	1st Floor common areas	Exposed painted brickwork	Photo 7
1.12	1st Floor common	Glazed wall tiles	Photo 10

Ref	Location	Description	Notes
	areas		
1.13	1st Floor common areas	Timber details	Photo 10
1.14	1st Floor office areas	Timber screens	Photo 4
1.15	1st Floor office areas	Plaster cornices	Photo 4
1.16	1st Floor office areas	Exposed original lift doors	Photo 2
1.17	1st Floor office areas	Exposed fireplaces	Photo 9
1.18	1st Floor office areas	Exposed brickwork/ painted brickwork	Photos 1-3
1.19	1st Floor office areas	Exposed painted steel columns	Photo 8
1.20	1st Floor office areas	Original fanlight above doorway	Photo 6
1.21	1st Floor office areas	Exposed original skirting board and timber floor	Photo 5
2.10	2nd FLOOR		
2.11	2nd Floor common areas	Exposed painted brickwork	Photo 8
2.12	2nd Floor common areas	Glazed wall tiles	Photo 1
2.13	2nd Floor common areas	Timber details (painted)	Photos 1-2
2.14	2nd Floor office areas	Timber screens	Photo 10
2.15	2nd Floor office areas	Plaster cornices	Photo 3
2.16	2nd Floor office areas	Exposed original lift doors	Photo 7
2.17	2nd Floor office areas	Exposed fireplaces and hearth tiles	Photo 4
2.18	2nd Floor office areas	Exposed brickwork/ painted brickwork	Photos 3-6, 9
2.19	2nd Floor office areas	Exposed painted steel columns	Photo 6
2.20	2nd Floor office areas	Original window (fanlight above doorway)	Photo 7
2.21	2nd Floor office areas	Exposed original panel door and original timber floor	Photos 4-5

Ref	Location	Description	Notes
3.10	3rd FLOOR		
3.11	3rd Floor common areas	Exposed painted brickwork	Photo 5
3.12	3rd Floor office areas	Plaster cornices	Photo 3
3.13	3rd Floor office areas	Exposed brickwork	Photo 3-4
3.14	3rd Floor office areas	Exposed fireplaces	Photo 2
3.15	3rd Floor office areas	Exposed painted steel columns	Photo 1
4.10	4th FLOOR		
4.11	4th Floor common areas	Exposed painted brickwork	Photo 3
4.12	4th Floor office areas	Plaster cornices	Photo 1-2
5.10	5th FLOOR		
5.11	5th Floor common areas	Exposed painted brickwork	Photos 1-2
5.12	5th Floor office areas	Plaster cornices	Photo 3-5
5.13	5th Floor office areas	Goods lift	Photo 6
5.14	5th Floor office areas	Timber beams to mansard roof	Photo 7
5.15	5th Floor office areas	Steel column	Photo 8
5.16	5th Floor office areas	Fireplace	Photo 9 + 10

PLANNING HISTORY

4.1.2. The original HPA outlines the planning and listed building consents that were submitted and approved between 1980 and 2017. The following planning and listed building consent applications have been submitted and approved since 2017:

April 2018 Ref: 118383/AO/2017

Erection of internally applied vinyl logos and 1 no. internally illuminated runner bar sign.

April 2018 Ref: 118385/LO/2017

Listed Building Consent for the erection of internally applied vinyl logos and 1 no. internally illuminated runner bar sign.

April 2018 Ref: 118381/FO/2017

Change of use of basement and ground floor of Royal London House from shop (Use Class A1) to mixed use restaurant/bar (Dual Use Class A3/A4 - sui generis) together with elevational alterations and replacement glazing/shopfronts and installation of fume, ventilation and air conditioning equipment.

April 2018 Ref: 118382/LO/2017

Listed Building Consent for elevational alterations, internal alterations and replacement glazing/shopfronts and installation of fume, ventilation and air conditioning equipment.

Jul 2018 Ref: 118708/LO/2017

Listed Building Consent for the erection of 9 no. non-illuminated awnings.

Jul 2018 Ref: 118606/AO/2017

Erection of 9 no. non-illuminated awnings.

Sept 2018 Ref: CDN/18/0366

Discharge of conditions 4 (Details of external works), 5 (Secure by Design), 8 (Scheme for fumes, vapours and odours), 9 (Acoustic insulation), 10 (External plant) and12 (Waste) of planning permission ref: 118381/FO/2017.

Sept 2018 Ref: CDN/18/0369

Discharge of condition 3 (Samples of materials) of Listed Building Consent ref:118382/LO/2017.

Oct 2018 Ref: 120991/LO/2018

Listed Building Consent for internal alterations, replacement glazing / shopfront, installation of fume and kitchen ventilation equipment, and the display of signage, including 1no. projecting sign.

Oct 2018 Ref: 120990/FO/2018

Change of Use from takeaway (Use Class A5) to cafe (Use Class A3), internal alterations, replacement glazing / shopfront and installation of fume and kitchen ventilation equipment.

Jan 2019 Ref: CDN/18/0768

Discharge of Condition 11 (Post-completion Noise Report) of planning permission 118381/FO/2017.

Feb 2019 Ref: CDN/18/0925

Discharge of Condition 3 (External Materials) of planning permission ref: 120991/LO/2018.

April 2019 Ref: 122408/FU/2019

Use of external paving for the siting of 7 tables, 23 chairs and 8 barriers associated with and ancillary to the restaurant/bar within the ground floor of 188-192 Deansgate.

April 2019 Ref: 122409/AO/2019

The display of advertisements on 4 black fabric barriers, with gold lettering supported on stainless steel round posts.

May 2019 Ref: CDN/19/0045

Discharge of conditions 6 (Hours of Opening), 8 (Fumes), 9 (Acoustic Insulation), 10 (External Plant) and 11 (Post-completion Noise Report) of planning permission ref: 120990/FO/2018.

Dec 2019 Ref: CDN/19/0479

Discharge of condition 11 (Post-completion Noise Report) of planning permission ref: 120990/FO/2018.

Feb 2020 Ref: 125000/FO/2019

Change of use from retail (Use Class A1) to restaurant (Use Class A3), associated internal and external alterations and installation of roof-top plant equipment.

Feb 2020 Ref: 125001/LO/2019

Internal and external alterations, and installation of roof-top plant equipment, in association with proposed restaurant use (Class A3).

Feb 2020 Ref: 125004/AO/2019

Erection of 1No. internal, illuminated, hanging sign (2500mm x 600mm) and 1No. projecting sign (900mm x 1000mm) to front elevation.

Oct 2020 Ref: 127726/LO/2020

Listed Building Consent for internal works within the common areas at ground to third floor.

Jul 2022 Ref: CDN/20/0222

Discharge of conditions 3 (materials), 8 (fume and odours), 9 (acoustics) and 10 (plant acoustics) associated with planning permission reference 125000/FO/2019.

Jul 2022 Ref: CDN/20/0209

Discharge of condition 3 (materials) associated with listed building consent application 125001/LO/2019.

Jul 2022 Ref: CDN/18/0924

Discharge of Conditions 4 (external materials) and 5 (Secure by Design) of planning permission ref: 120990/FO/2018.

Oct 2022 Ref: 133922/LO/2022

Core drill from public carriageway in Little Quay Street at basement level into the basement bike room of 196 Deansgate.

Jul 2023 Ref: 137256/LO/2023

Listed Building Consent for the refurbishment of the fourth floor common areas of Royal London House, to include painting cornicing and installation of pendant lights.

Dec 2023 136697/FO/2023

Installation of roof-top plant equipment and associated ducting (Flat Iron).

Dec 2023 136698/LO/2023

Listed Building Consent Installation of roof-top plant equipment and associated ducting (Flat Iron).

Dec 2023 136699/FO/2023

Elevational alterations including new shop front, replacement louvres and installation of awnings (Flat Iron).

Dec 2023 136701/LO/2023

Listed Building Consent for elevational alterations including new shop front, replacement louvres and installation of awnings and erection of 2 x internally illuminated projecting signs and 1 x externally illuminated fascia sign together with internal fitout for a restaurant use, including the installation of new plant and kitchen and the modification of a basement archway (Flat Iron).

Dec 2023 138575/AO/2023

Signage to include installation of projecting signs and display of lettering on awnings (Flat Iron).

5 ASSESSMENT OF SIGNIFICANCE

5.1.1. Section 5 of the original HPA remains relevant and there are no changes proposed to this section.

5.1.2. It is still agreed between the partners that the building has:

- **Some evidential value**, retaining some important elements of the original configuration and detailing such as decorative tiles. (Note the site itself has greater evidential value with potential for below ground archaeology but is not considered here due to there being no proposed intervention as part of these works).
- **Considerable historical value** due to a number of historical associations including the design by the architect Charles Heathcote and the occupation by numerous diverse businesses in Manchester.
- **Considerable aesthetic value**, being an example of the style adopted by Charles Heathcote for a number of his buildings and in its use of high quality materials and decorative details externally and internally to the entrance way.
- **Considerable communal value** due to its association with the development of Manchester in the late 19th and early 20th century.

6 PROPOSED WORKS TO BE CONSENTED THROUGH THE HPA

6.1.1. For ease of use, Section 6 of the original HPA is reproduced here but with minor clarifications based on the experience of using the HPA over the past five years.

6.2 TRAFFIC LIGHT SYSTEM

6.2.1. A traffic light system is in place to identify works permitted through the HPA and works that are not as follows:

	Red Category	Works that require statutory consent, including negotiations with regulators and written applications and which are likely to require heritage assessment
	Amber category	Works that require written notification to the regulator prior to commencement and for the regulator to confirm whether works can proceed or whether they are considered to be red category works that will require statutory consent. Where amber works are proposed, where reasonable practicable, CEG commits to provide 10 working days' notice to the LPA prior to the commencement of the proposed works. On receipt of notification the LPA, where reasonably practicable, commits to confirm 'clearance' agreement within 10 working days of the receipt of such notification, or confirmation that the works are red category works that require consent.
	Green category	Works that have been agreed through the HPA process, do not require statutory consents and are unlikely to require heritage assessment - these are permitted works.

6.3 CATEGORIES OF WORK

Ref	Location	Works Requiring Consent	Notifiable Works	Permitted Works
1.0	**Internally: Common entrance area at 196 Ground floor**			
1.1	Internally: Common area at ground floor including staircase and lift	(a) Any works that would impact on the historic decorative finishes (Table 1: Gazetteer of Historic Finishes), unless otherwise specified within this table.	(A) Repainting of painted historic decorative finishes (Table 1: Gazetteer of Historic Finishes) in a new colour. (B) Replacement of staircase handrails, balustrades, and lift surrounds.	(A) Redecoration of existing modern finishes. (B) Provision of new tenant signage to existing signage location on plastered walls. (C) Repainting of painted historic decorative finishes (Table 1: Gazetteer of Historic Finishes) in the same colour and paint specification where the feature has modern decoration. For the avoidance of doubt, repainting original finishes

Ref	Location	Works Requiring Consent	Notifiable Works	Permitted Works
				would not be covered by permissible works. (D) Redecoration and repair of staircase, lift and surrounds.
2.0	**Internally: 1st- 5th floors**			
2.1	Internally: 1st- 5th floors (offices, common areas including toilets, staircase and lifts)	(A) Any works that would impact on the historic decorative finishes (Table 1: Gazetteer of Historic Finishes), unless otherwise specified within this table. (B) Any structural alterations.	(A) Fit out works that do not follow the agreed design guidelines. (B) Secondary glazing to 3rd, 4th & 5th floors.	(A) Sub-dividing of floor plates as Fig's 19 &20. (B) Fit out proposals which follow the agreed design guidelines (Section 7). (C) Decoration for office fit out & redecoration of common areas. Repainting of painted historic decorative finishes in matching colour and specification (Table 1: Gazetteer of Historic Finishes) where the feature has modern decoration. For the avoidance of doubt, repainting original finishes would not be covered by permissible works. (D) Signage for office fit out and within common areas. (E) Secondary glazing to 1st and 2nd floors, as consented details to Appendix C. (F) M&E works that utilise the existing raised access floor / cooling units / comms areas and located external cooling units to the dedicated area at roof level.
3.0	**Externally**			

Ref	Location	Works Requiring Consent	Notifiable Works	Permitted Works
3.1	Externally	(A) Any works that would impact on the historic fabric (i.e. replacement windows / removal of roof finishes)	(A) Fabric repairs that are not in accordance with the specification (Appendix D).	(A) Like for like repairs in accordance with the specifications agreed for the recently executed works (refer to Appendix D).

7 DESIGN GUIDELINES

7.1.1. The agreed design guidance as set out in the original HPA is reproduced here, with minor clarifications, for ease of use:

7.2 FIT OUT OF OFFICE SPACES

Subdivision of floor plates

7.2.1. Please see floorplate plans included on page 27 of the original HPA document.

Cellular rooms

7.2.2. Please see examples of glazed screens for cellular room included on page 30 of the original HPA document.

7.2.3. Cellular office spaces can be provided as permissible works providing the following guidance is followed.

- Walls forming the new cellular spaces must follow the downstand locations.
- Cellular offices do not take up more than 50% of the floor plate. In the event that the floor plate is split, cellular offices should take up no greater than 50% of each of the demises.
- Screens should be predominantly glazed (see application ref: 111013/LO/2016 /CI). Where solid partitions are necessary (kitchenettes / tea points) these should be located to follow downstand locations and not conceal the moulded cornices.
- A 10/15mm shadow gap detail will be incorporated to express these as new partitions, particularly where new partitions intersect with the 'base build', this detail has been previously used to 3rd - 5th floors.
- Any works to create cellular rooms will not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.

7.2.4. Cellular spaces proposed which do not comply with the above guidance would require further discussion with the LPA (amber category).

7.2.5. Removal of modern partition walls is permissible works. However, care must be taken not to damage any historic fabric through the removal of such walls. This could include historic wall finishes or timber work that the modern partition walls are attached to. Care must also be taken to preserve any historic fabric that may have been covered over or enclosed by modern partition walls. Investigations through the careful removal of small sections of modern partition walling should be undertaken to ascertain whether any historic features/fabric are located behind the modern walling. If evidence of historic fabric is found, then the planned works should stop and an application for Listed Building Consent submitted.

Kitchen and tea points

7.2.6. Walls forming kitchen/ tea points are to be permissible works. The walls forming the new kitchens/ tea points should follow the downstand locations.

7.2.7. Any works to create kitchens/ tea points will not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.

Fixed furniture

7.2.8. Provision of fixed furniture as part of the fit out of office spaces is to be permissible works. Items of fixed furniture (including but not limited to fixed seating, shelving, bathroom furniture, cubicles, and mirrors) should not be fixed to the historic fabric noted within Table 1: Gazetteer of Historic Finishes.

Decoration

7.2.9. Redecoration of the office spaces and common areas is to be permissible works.

7.2.10. Redecoration of the historic fabric within the office spaces noted within Table 1: Gazetteer of Historic Finishes should be on a like for like basis to benefit from permissible works. Paint should be appropriately selected to preserve and protect the building. Breathable paint should be selected where surfaces already have breathable paint applied, so as to avoid potential harm to the original fabric.

7.2.11. Where historic finishes (Table 1: Gazetteer) have been previously decorated in modern paint, re-decorating in either the same colour and specification (like-for-like) or a paint that has previously been granted LBC (for example, replicating the colour scheme of floors 1-3 on the upper floor) would be permissible (green) works.

7.2.12. Redecorating historic finishes (Table 1: Gazeteer) in a different colour, not previously approved, would be notifiable works (amber). Decoration of a historic decorative finish, i.e. without modern decoration, would require Listed Building Consent (red).

7.2.13. A comprehensive redecoration of historic finishes that requires removal of paintwork would be considered notifiable (amber) works. Revealing of historic finishes is encouraged.

M&E (works that utilise the existing raised access floor / risers / cooling units / comms areas)

7.2.14. Works required for the fit out of the office spaces that utilise the existing M&E systems, existing builders work routes and penetrations are to be permissible works. M&E works which require penetrations through modern plasterboard surfaces will be permissible works provided that the opening is limited to under 100mm. Multiple openings would be notifiable (amber) works.

7.2.15. Any M&E works will not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.

Raised flooring

7.2.16. Where there is raised modern flooring within the building, reversing this to remove or reduce the height of modern raised floors would be permissible works. Removing and repositioning the modern timber skirting boards to facilitate such changes will be permissible works. However, if original skirting is discovered under the raised flooring, the skirting shall be retained and made good.

7.2.17. Reinstatement of wall finishes revealed by removing or lowering the raised flooring will be made good.

7.2.18. Removing or reducing raised flooring will not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.

Signage

7.2.19. Works required to alter the signage within common areas for changing tenants are to be permissible works. Signage within common areas should not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.

7.2.20. Signage required within the office spaces is to be permissible works. Signage within office areas should not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes and should not be located on windows.

Secondary Glazing

7.2.21. Works required to provide secondary glazing to windows on the 1st and 2nd floors are to be permissible works as consented under application ref: 111561/JO/2016/Cl. Refer to drawing references: 31_ 401, 31_ 402 & 31_403 within Appendix C.

7.2.22. Works required to provide secondary glazing to other floors will be notifiable works.

Window Blinds

7.2.23. The installation of window blinds within the office spaces is to be permissible works.

7.3 EXTERNAL FABRIC REPAIRS

7.3.1. The client will undertake a survey of the external fabric condition every 5 years.

7.3.2. Fabric repair works carried out in accordance with the previously agreed specification (ref application: 107515/LO/2014/Cl) included in Appendix D are to be permissible works. The method statement includes:

- DOFF cleaning principally to cills and projecting ledges which are stained with moss and algae.
- Patch repointing to facing ashlar stonework.
- Masonry repairs including the removal of failing cement mortar repairs and repair with a lime based mortar. Provision of stone indent repairs to areas of significant loss (i.e. greater than 80mm).
- Repairs to external joinery, including splicing of major sections, repair compounds to limited areas and repainting throughout. Repainting of external metalwork.
- Minor works at roof level to slipped slates/ leadwork.

7.3.3. Any fabric repairs proposed that are not in accordance with the specification or will have a direct impact on the historic fabric (e.g. window replacement/ replacement of roof finishes) will be notifiable and may require consent.

Appendix A

INTERIM REVIEW FORM

Public

Royal London House, Heritage Partnership Agreement
(18 December 2023 – 17 December 2028

Period of annual review	
Date of Review:	**Attended By:**
1. The heritage protection legislation / processes remain unchanged.	Y/N
2. Works undertaken in the previous year:	
LBC required? Y/N	Ref:
Description/Comments:	
LBC required? Y/N	Ref:
Description/Comments:	
3. Proposed Amendments to the HPA:	

The performance of the HPA is satisfactory and the next review is scheduled for __/__/20__

Signed:

AM Alpha

Name:

Signature:

Manchester City Council

Name:

Signature:

Appendix B

PHOTOGRAPHIC SCHEDULE

Public

188-192 DEANSGATE, BASEMENT AREA - MANAHATTA

Glazed bricks to wall

Decorative joinery/timber features to columns. Plaster downstands

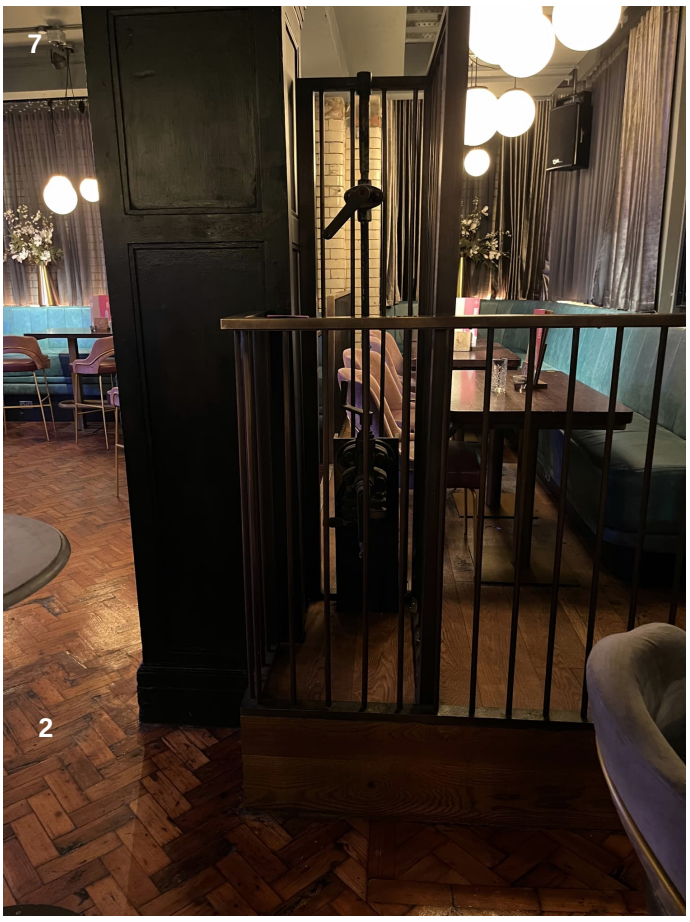
Exposed steel columns

Pavement lights

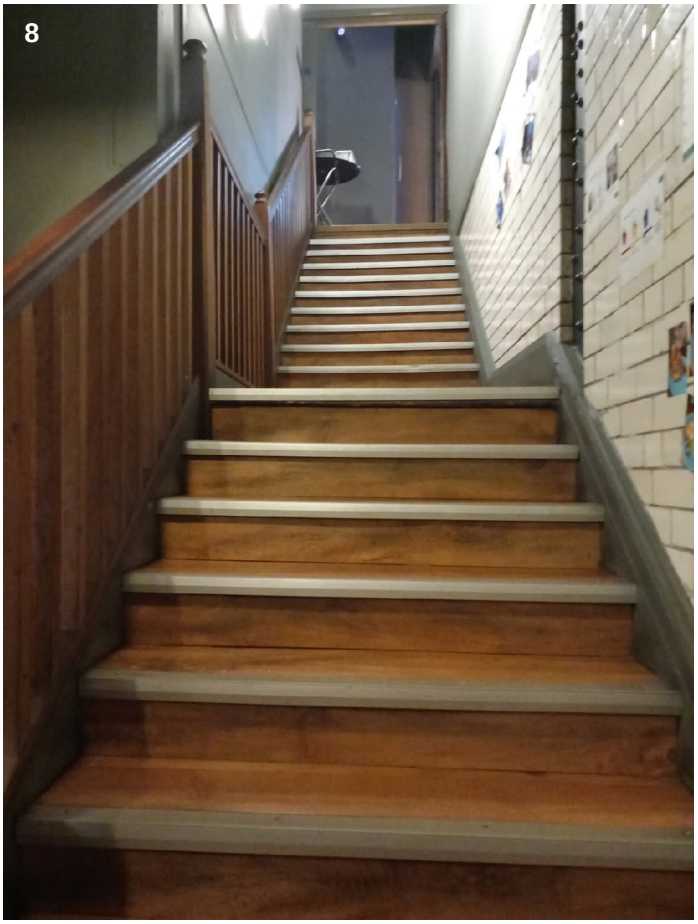
Cornice details to ceiling

Timber herringbone parquet floor

188-192 DEANSGATE, BASEMENT AREA - MANAHATTA



Relocated hoist equipment



Retained staircase

188-192 DEANSGATE, GROUND FLOOR - MANAHATTA

Timber doors to corner entrance (no.188)

Mosaic floor sign to previous entrance

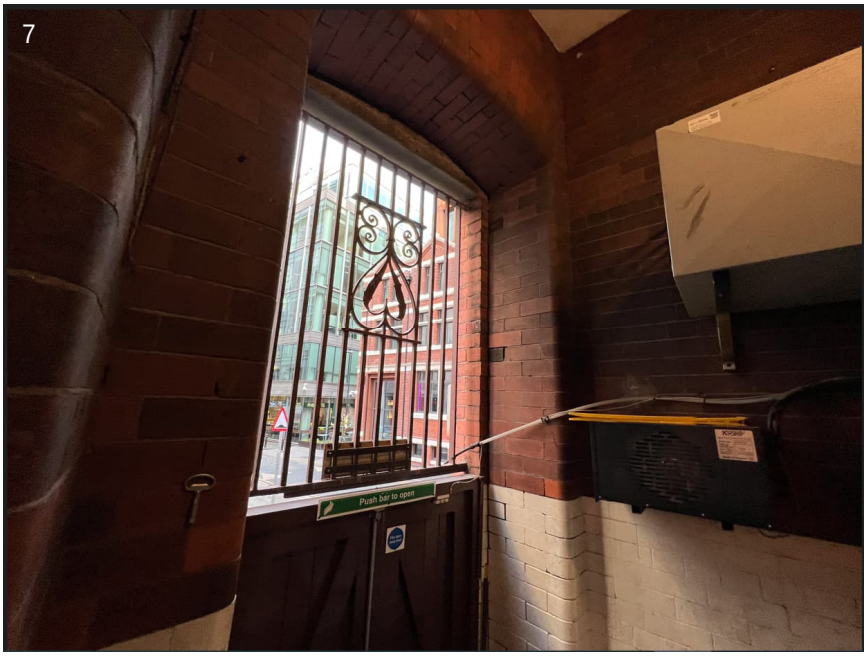
Timber desk built into window reveal (**archive photo**)

Plaster cornice and ceiling

Ceiling and downstands.

188-192 DEANSGATE, GROUND FLOOR - MANAHATTA

Plaster Cornice, downstand and ceiling.



Glazed bricks and brickwork.

194 DEANSGATE, GROUND FLOOR – FEDERAL CAFE

Plaster cornice and exposed brickwork

Exposed painted steel beam with decorative plaster details above

Exposed painted steel columns and decorative details to downstands

Encapsulated fire place

198 DEANSGATE, BASEMENT – PIEMINISTER

Painted glazed bricks

Parquet flooring

Painted steel columns

Pavement lights (archive photo)

198 DEANSGATE, GROUND FLOOR – PIEMINISTER

Plaster cornice and exposed brickwork

Decorative plaster details to downstands and exposed steel column

196 DEANSGATE, BASEMENT AREA

Glazed bricks to wall

Cornice and moulding details to ceilings

Exposed steel columns

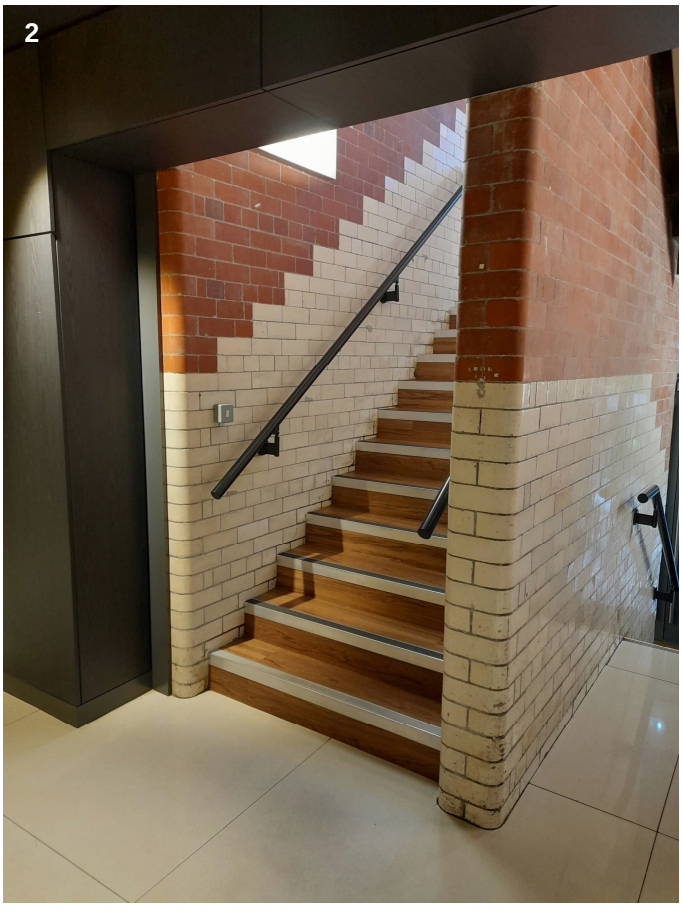
Pavement lights

Exposed fireplace

Timber herringbone parquet floor

196 DEANSGATE, GROUND LEVEL ENTRANCE

Entrance lobby area from Deansgate, with glazed wall tiles, mosaic tiles and plaster cornice



Exposed brickwork of rear staircase

Plaster cornice

Glazed wall tiles and mosaic tiles with the initials RLFS for Royal London Friendly Society

Exposed brickwork on half-landing between the ground and first floors

1st FLOOR

Exposed painted brickwork

Exposed original lift doors and timber floor

Exposed brickwork

Timber screens and plaster cornices

Exposed original skirting board and timber floor

1st FLOOR

Original fanlight above doorway

Exposed painted brickwork (common areas)

Exposed painted steel columns

Exposed brick arch of a fireplace

Glazed wall tiles
and timber details

2nd FLOOR

Painted glazed wall tiles at the top of the main staircase

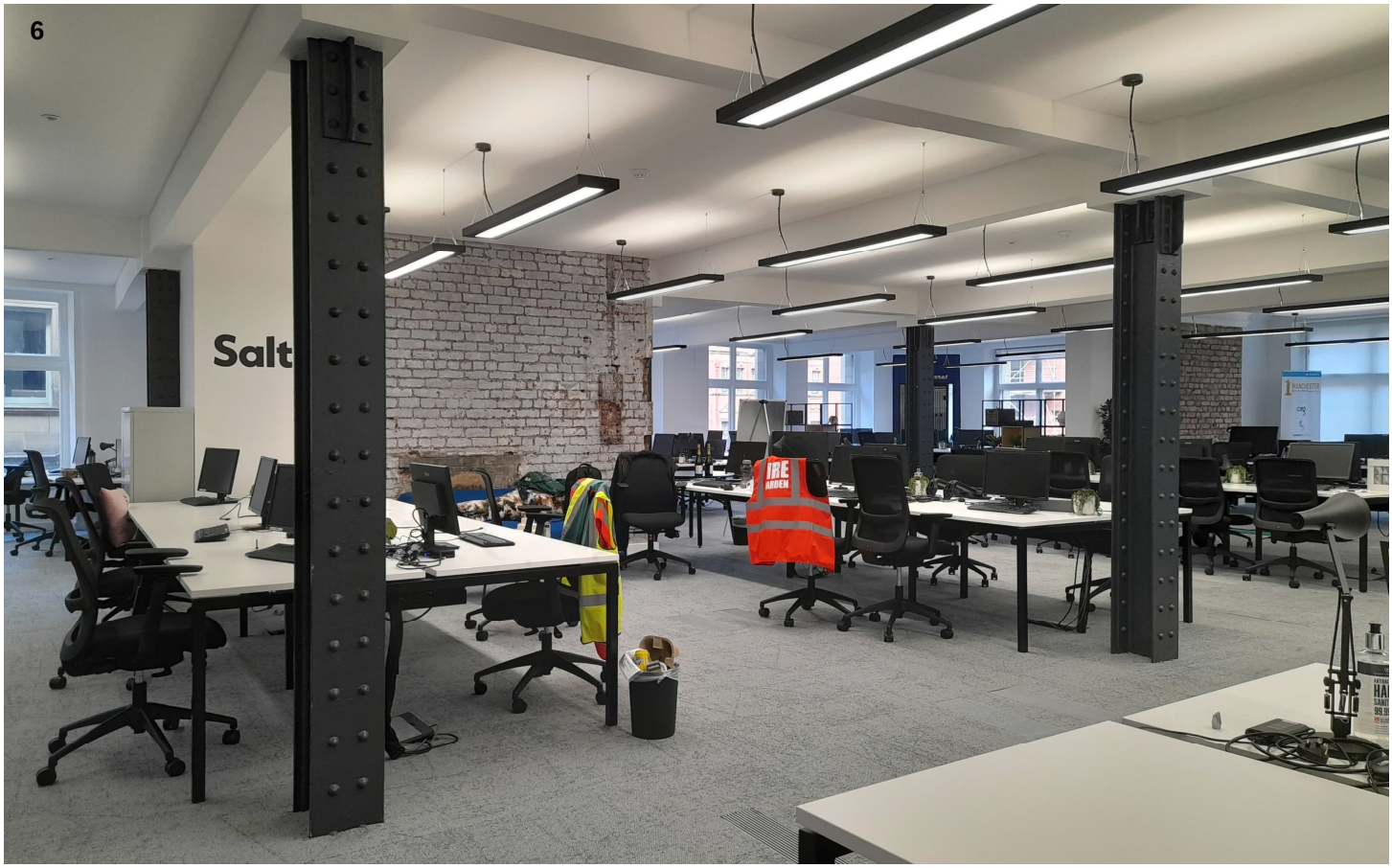
Pilaster along the corridor leading to the main staircase

Plaster cornice and exposed brickwork

Exposed fireplace and hearth tiles

Exposed panel door and timber flooring

2nd FLOOR

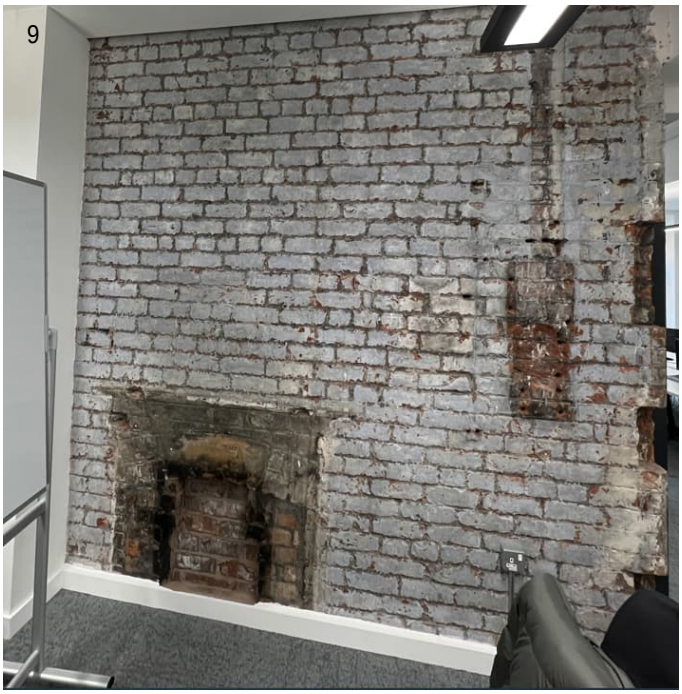


Exposed painted steel columns and exposed brickwork

Exposed original lift door and original fanlight over doorway

2nd FLOOR

Exposed painted brick



Brickwork with paint removed

Timber screen

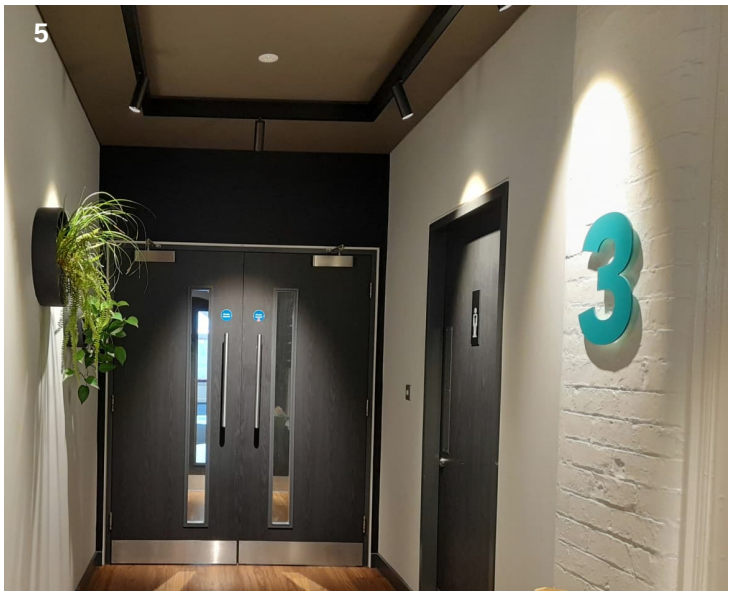
3rd FLOOR

Exposed painted steel column

Exposed fireplace

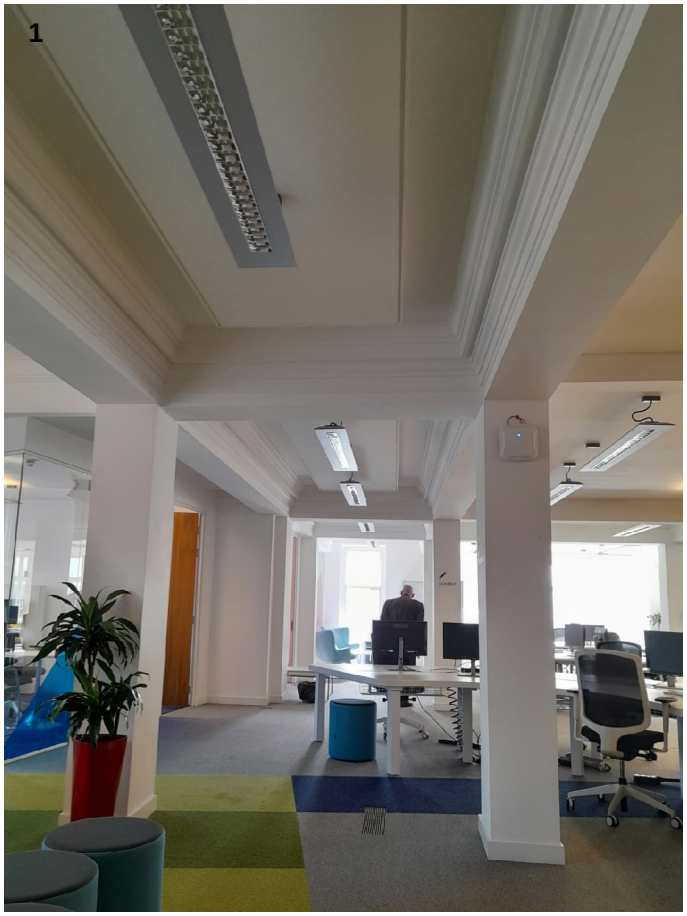
Plaster cornice and exposed brickwork

Exposed fireplace



Exposed painted brickwork (common areas)

4th FLOOR



Plaster cornice in office area

Plaster cornice in office area

Exposed painted brickwork (common areas)

5th FLOOR

Exposed painted brickwork along corridor, including brick arch

Exposed painted brickwork at the top of the rear staircase

Plaster cornice in office area

Plaster cornice in corridor

Plaster cornice in meeting room