No. 62 King Street, Manchester, M2 4ND

Heritage Appraisal

October 2024

The Heritage Practice

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Figure 1: No. 62 King Street

1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of applications for planning permission and listed building consent for a proposed fit out within an existing shop unit on the ground and basement floors of no. 62 King Street, Manchester, M2 4ND (the site), a grade II listed building (figure 1). No. 62 forms part of a group of buildings at nos. 58-66 King Street and nos. 47-53 South King Street which was recently the subject of a major scheme of alteration and adaptation for the conversion of the upper floors of the site for residential use (application references 129851/LO/2021 and 129850/FO/2021). The 2021 consent and permission, and various related successive applications, saw the approval of alterations to the shop interior, including its contraction into a smaller unit contained only within no. 62. Prior to the approval and implementation of the approved scheme, the shop unit extended into neighbouring buildings, breaching the party walls.

1.2 As a result of this scheme and the works approved under historic planning application, there is very little internal fabric retained within the existing ground and lower ground floors. The officer report for a 2024 application to vary and discharge the relevant conditions of the 2021 approvals notes that '*The interior of the building retains few original features.'* Most recent works have resulted in the reinstatement of the party wall between nos. 62 and 60 and the reversal of the lateral conversion of the shop unit into the first floor of no. 60. The ground floor has been subdivided to provide a refuse store for new residential units to the upper floors. In common with many city centre retail units, the existing ground and lower ground floors of the building have changed considerably over time as set out in Section 2 below.

1.3 The following heritage appraisal has been prepared by Kate Graham of The Heritage Practice. Kate Graham (MA (Hons) MA PG Dip Cons AA) has extensive experience in dealing with proposals that affect the historic environment having in recent years been Design & Conservation Manager at the London Borough of Islington and Senior Historic Buildings and Areas Adviser for Historic England. She also has an extensive background in research, in policy analysis and in understanding historic buildings and places. She has trained as a historian and has a specialist qualification in building conservation. Kate is also a member of the London Boroughs of Hackney's and Tower Hamlets' Design Review Panels providing advice on historic environment matters.

Designations

1.4 No. 62 King Street was added to the statutory list in 1974. The list description is as follows:

Shop. Late C19, altered. Painted stone and stucco, hipped slate roof with central gable. Rectangular plan at right-angles to street. Three storeys and attic, symmetrical, with a wide gabled centre and very narrow side bays, 1:3:1 windows at 1st floor. The ground floor has an original (or restored) 3-bay shop-front with central entrance and flanking windows framed by slender columns and wide simple tracery forming arched heads to the openings with dagger spandrels; the 1st floor has 3 windows to the centre with ogee cresting and tall poppy-head finials rising into enriched panels; the 2nd floor has windows with rounded corners; the 3rd floor has a false balcony of stone pierced with quatrefoils and a large 2-centred arched window of 3 cusped lights with fleur-de-lys blind tracery in the head, surmounted by a gable with inverted-sword motif (the point which formerly provided the finial now missing). Narrow windows to the outer bays; cartouches with escutcheons at 2nd floor.

1.5 The site also forms part of the St Ann's Conservation Area that was Manchester's first conservation area, designated in 1970. The conservation area encompasses an area defined by Deansgate, St Mary's Gate, Market Street, Cross Street and John Dalton Street.

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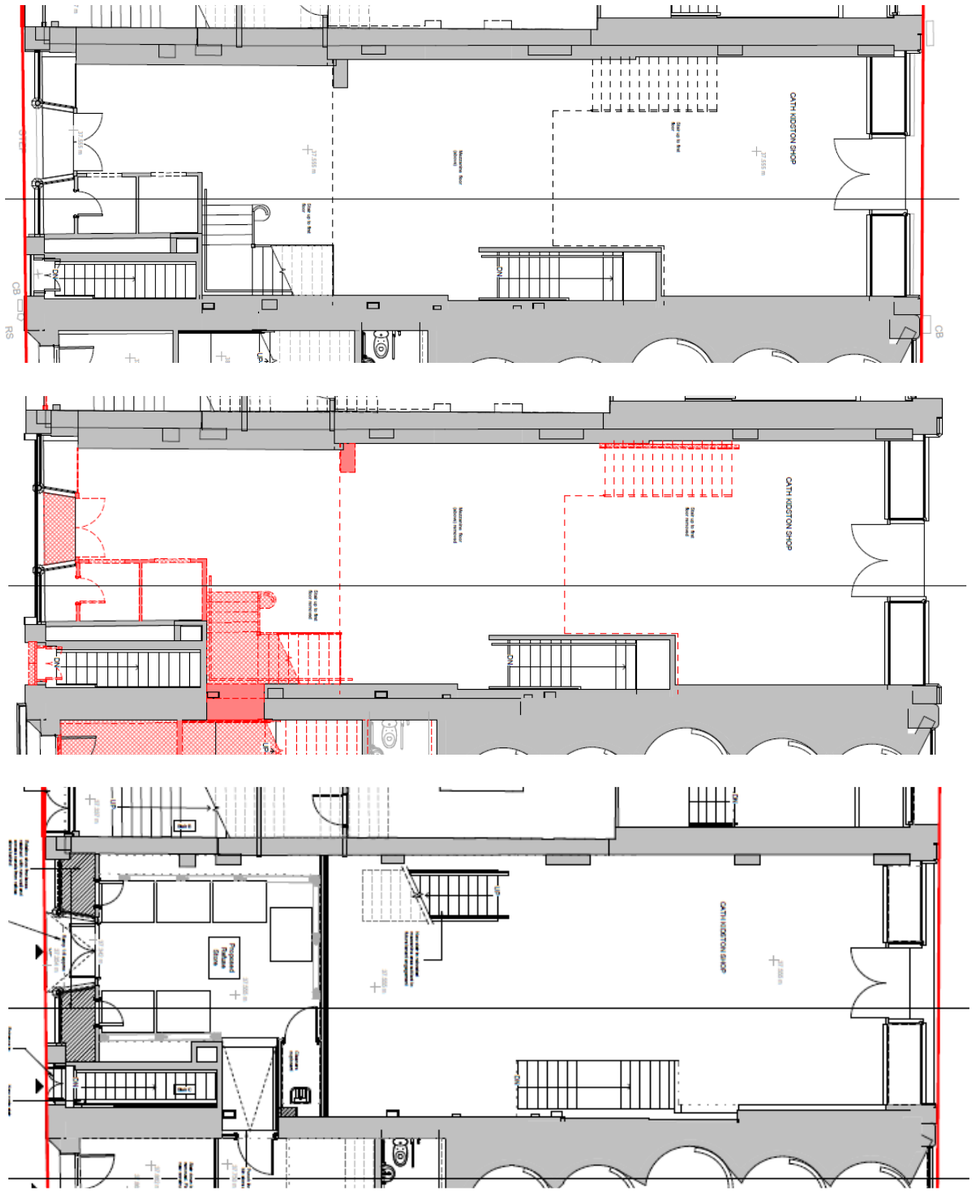


Figure 2: Approved plans 2024: Above: pre-existing plan; centre: proposed demolition plan; below: proposed plan

1.6 There are a number of listed buildings within close proximity to the site. These include Eagle House, nos. 54-56 King Street, no. 48 King Street, no. 30 King Street, no. 28 King Street, the Old Exchange, no. 33 King Street and no. 35 King Street. The vast majority of these are in retail use at the lower floors and all retain traditionally detailed shopfronts although the design of these varies.

The proposals and the existing building

1.7 The proposals involve alterations to the existing unit, the proportions and form or which have been set by the recently permitted scheme relating to the conversion of the upper floors from office to residential use.

1.8 Externally, the proposals include the redecoration of the existing shopfront, new signage, the removal of modern fascia light fittings and the removal of the existing external roller shutter. Internally, the ground floor proposals involve the reinstatement of fire rated partitions around the existing ground to lower ground stairs, a new floor finish, new lining to walls, new AC unit and a new dropped ceiling to run new services. At lower ground floor, the proposals involve the demolition of existing modern partitions, a new floor finish and decoration of the existing walls.

1.9 The wider scheme for residential development across the wider block has resulted in the existing retail unit having an unfinished appearance – it has effectively been left in a 'shell state' with an unfinished plasterboard ceiling and modern pipework serving the residential units above running throughout the shop unit. The walls have an unfinished appearance with areas of exposed brickwork and damaged plaster. Until recently, all the walls were lined with plasterboard as approved in 2013 (see Section 2 below). This lining was only recently stripped out as part of the approved scheme. There is a small temporary mezzanine at the unit's southern end above the new refuse storage area and structure that subdivides and truncates the original extent of the shop (figure 2).

1.10 The proposed scheme will enhance the front elevation of the property through redecoration and the removal of the existing external roller shutter. New signage will be sensitively and appropriately introduced to subtle effect, replacing the branding and fittings relating to the previous occupant. Internally, the proposals offer a comprehensive, minimal refurbishment that enables the effective reuse of the existing unit which is currently in an unfinished condition.

1.11 The following report considers the effects of the proposals on the significance of designated heritage assets which includes the listed building and the St Ann's Conservation Area.

Report structure

1.12 The following section (Section 2) considers the historic development of the proposed site and its resulting significance. Section 3 provides an assessment of the proposed scheme against that significance and relevant historic environment statutory and policy considerations as set out at Appendix A. This report has been informed by a number of sources including the City of Manchester's historic planning files.

1.13 This appraisal should be read in conjunction with the drawings and Design and Access Statement submitted in support of the proposed scheme.

1.14 The following report has been informed be relevant guidance including Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, 2019 and *The Setting of Heritage Assets,* 2017.



Figure 3: Illustration of the completed no. 62 King Street from 1877 (*The Builder*, Volume 35).

2 Historic development and significance

2.1 The following section provides an overview of the historic development of the proposed site and its significance.

2.2 No. 62 forms part of the commercial heart of Manchester city centre and as a building originally constructed for retail and office use, it is broadly reflective of the historic land uses that characterised this part of the city. No. 62 was constructed i1874-1877 to the designs of local architects Pennington and Bridgen. The drawing of the completed building as illustrated in *The Builder* shows that the principal elevation of the building is largely unchanged save for the depiction of the shopfront and the more recent roof extension to the building in the 1990s. Presumably, the building replaced one more comparable to its then neighbours and it must have appeared as an extraordinary and distinctive townscape element amongst its 18th and earlier 19th century counterparts.

2.3 *The Builder* describes the building in some detail. Interestingly, it states that '*The shopfront, No. 62 King Street, Manchester, which we illustrate in our present number, is now nearly completed, under the superintendence of Messrs. Pennington and Bridgen, architects.'* Given the specific reference to the shopfront as illustrated, *The Builder's* depiction of the original shopfront must be accurate. This shows a series of large window openings above a short stall riser subdivided into five sections by timber mullions and transoms. The left hand bay accommodates a recessed entrance to the shop and the mullions appear to be terminated by foliate capitals. As shown below, the shopfront has changed a number of times historically since construction and the existing arrangement therefore appears to be modern.

2.4 *The Builder* goes on to note that: '*The building has a frontage of 24ft to King Street, and is a parallelogram on plan, extending backwards to South King Street (where is has a front of a more simple character) – a depth of 76 ft. A well-hole for light is formed through the floors, in the centre of the block.'* The building was constructed essentially with two parts, subdivided into two by the central lightwell.

2.5 The building was built to four storeys to King Street and three to South King Street. The front elevation to King Street was by far the most architecturally expressive, faced in red Shap granite at ground floor and Bath stone on the upper floors. Detailing was executed in red Mansfield stone. In contrast, the rear elevation is considerably more pared down and faced in red brick with more modest stone dressings.

2.6 The article in *The Builder* sets out that: '*The whole of the ground-floor is executed in polished red Shap granite, and the centre portion of the composition projects boldly therefrom on a curved line flanked by angle-shafts, which run through the eaves cornice, forming a gable with pinnacles. The eaves cornice, angle-shafts, pinnacles, and coping to gable are executed in red Mansfield stone, and the roofs covered with deep-red plain tiles, which contrast with the Bath stone of the structure, and give an agreeable warmth of colour to the façade, which has an east aspect. The heads of the windows are filled with lead lights, the lower portions with plate glass. The arms of Manchester and Salford are carved on shields in the panels over the second-floor outer windows*.'

2.7 *The Builder* makes particular note of the building's appearance: '*The architecture is of almost Flamboyant character, and a large fleur-de-lys is introduced in the lines of the tracery of the gable-window*.' Certainly, in comparison to the more classic proportions and appearance of the neighbouring buildings, no. 62 would be considered as flamboyant and its characterful exuberance that remains legible today, clearly contributes to the building's significance as an early example of Gothic architecture in Manchester city centre.

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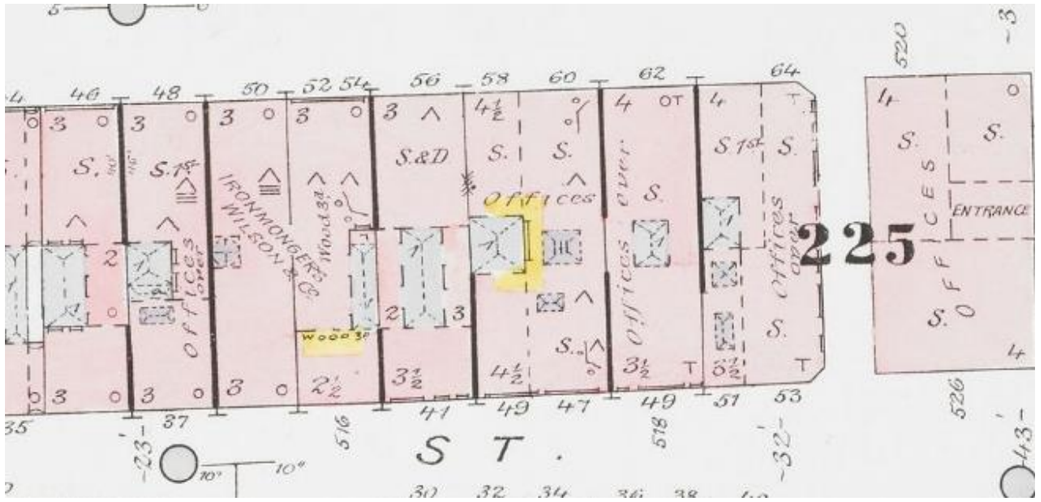




Figure 4: Above: Goad Insurance Plan of Manchester extract, 1887.
Below: Early 20th century photograph of King Street with no. 62 shown with replacement shopfront to the left.

2.8 It is also report in *The Builder* that the building would be occupied as a shop and warehouse by Messrs. Anderson & Co., stationers, and the upper floors will be let as offices. Early occupants of the offices, known as Selden Chambers by 1879, included barristers, solicitors and other professionals (*Heritage Statement*, University of Salford Manchester, 2021). The building's original office use was maintained until only very recent times.

2.9 The Goad Insurance Plan of 1887 provides some detail of the layout of the wider site at this time (figure 4). This shows the shop use at ground floor with office use over. The lightwell that ran the full height of the building above ground floor is indicated at the centre of the plan.

2.10 An early 20th century photograph (figure 4) shows that the shopfront had been changed by this time. The upper part of the shop window above the main transom appears to retain its earlier layout but below this, the shopfront has been reconfigured. The most obvious difference is the appearance of a recessed central door with the glazing and new stall riser arranged around it. The recessed side entrance to the left appears to have been retained. Presumably, this continued to provide access to the offices on the upper floors.

2.11 A mid-20th century image shows further alteration to the shopfront (figure 5). Although not entirely clear, this image shows the infilling of the upper part of the shopfront with a solid signage panel and a markedly recessed central section with an entrance to the shop and again, an entrance to the left.



Figure 5: Undated but likely mid-20th century photograph showing the changing appearance of the shopfront.



Figure 6: 1975 photograph of the rear elevation showing what was probably the original rear ground floor treatment (images.Manchester.gov.uk)

2.12 In 1888, permission was granted for the installation of two new shop fronts – presumably to the front and rear. As shown above, the existing shopfront to King Street is not original to the building. The existing has an architectural character that relates to that on the rear elevation but it is evident from historic photography that the shopfront to the rear is also modern (figure 6). This shows a more typical window form above a tall stall riser with a side door that led to the basement. It is reasonable to assume therefore that the existing shopfronts date to the late 1980s (planning application reference: 031116).

2.13 In 1987, listed building consent was granted for a new roof and the refurbishment of existing accommodation as part of scheme to 58-64 King Street. Until this date, the building had retained its historic roof form as shown at figure 7. The 1975 aerial photographs shown at figure 7 appear to show that no. 62 had a much brighter appearance than its neighbours. A 1975 photograph of King Street provides further information on this, indicating that the principal elevation had been partially painted at some point in the past (figure 8). This image also shows a c. mid 20th century shopfront (c.f. figure 5).

2.14 It is unknown whether the building was laterally converted as part of the 1980s scheme or before this time – packaging the buildings together could indicate either. The 1980s scheme provided a roof extension to nos. 62 and 64, removing the original roof structure and coverings and replacing with roof level accommodation under a flat roof. The lightwell between the two buildings were infilled at this time and the pre-existing layout (prior to the recent consents) was created.

2.15 In 2013-15 various works were carried out to the interior and exterior of the building. This included the installation of a projecting sign and a hand painted sign on the existing fascia of the King Street elevation and the same to the rear elevation on South King Street (104960/AO/2014/C1). In 2013, listed building consent was granted for the retention of internal and external works carried out in the refurbishment of the above property and the installation of two concertina type shutters to the rear elevation (104577/LO/2013/C1). The decision notice for the application includes as approved documents relevant drawings and Sections 2.1 – 3.0 of the Heritage Statement accompanying the application. These sections of the Heritage Statement summarise the approved works.

2.16 The works included:

- Redecoration of the existing shopfronts with new hand painted signage and a hanging sign;
- New floor finishes at lower ground floor;
- New enclosure to ground to lower ground stair;
- Lining of walls at ground and lower ground floors;
- Relocation of pre-existing staircase;
- New ceiling lighting; and,
- Retention of external roller shutters to front and rear.

2.17 On 20 August, planning permission and listed building consent were granted for the change of use of the upper floors of no. 62 King Street from office use to five residential units (refs: 108341/FO/2015/C1 and 108342/LO/2015/C1). On the 7th January 2022, listed building consent and planning permission were granted for the conversion of the upper floors to seven residential units with external alterations and associated works (refs: 129851/LO/2021 and 129850/FO/2021). In 2024, applications were made to vary the approved plans and to discharge Condition 3 of the 2022 listed building consent.

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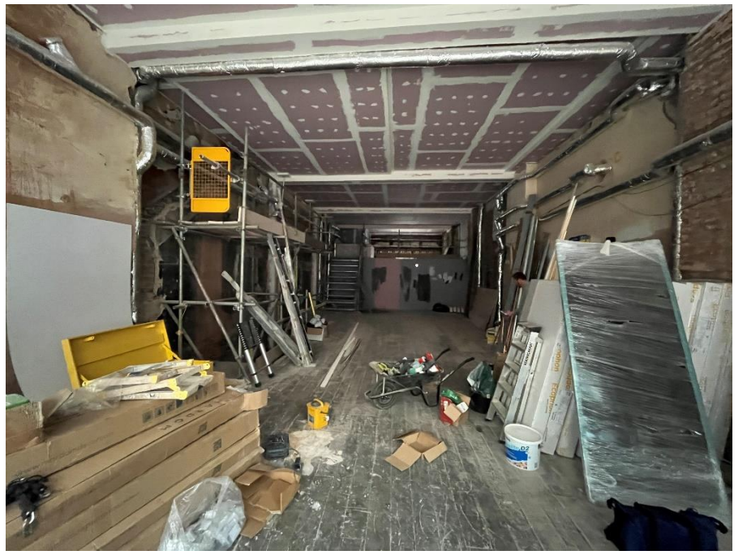


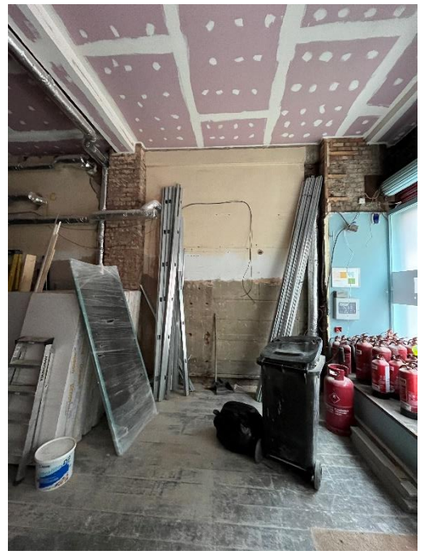
Figure 7: 1977 aerial photography showing no. 62 in its broadly original external form (images.Manchester.gov.uk). This shows the building with front and rear sections broken by the central lightwell.

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Figure 8: Photograph of no. 62 King Street in context, 1975 (images.manchester.gov.uk).







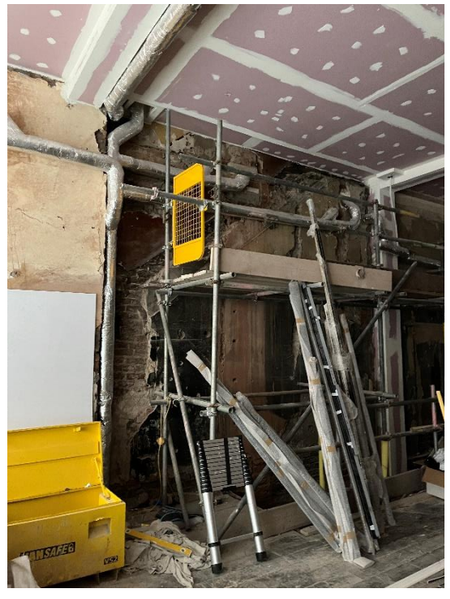


Figure 9: Existing character and appearance of the shop unit (ground floor).

2.18 The consented scheme has reduced the historic proportions and form of the shop unit and has altered its character and appearance (figure 9). The unit has been altered, stripped and left in a shell state awaiting fitout from a new occupier. According to M&E drawings approved as part of the discharge of Condition 3, the existing pipework appears to be drainage or soil vent pipes. The approved scheme did not make provision for the final appearance of the unit other than the strip out of pre-existing fabric to enable works servicing the residential units to be undertaken. The unfinished appearance also gives greater flexibility to a potential new tenant.

Significance

2.19 No. 62 King Street is evidently a building of national importance as attested by its grade II listing. At the time of its construction in the 1870s, the building was a marked architectural departure from many of its neighbours and its 'flamboyant' and exuberant design is a fine example of its type. Externally the front and rear elevations have undergone alteration such as a roof extension, shop front changes and the loss of pinnacles and chimneys. The essence of the both elevations as originally conceived and composed does however remain legible as does the quality of their materials and detailing. With specific reference to the proposed site, the ground floor shopfront is much altered from the original and is the latest in a series of shopfront designs that have evolved according to popular fashion and taste.

2.20 Internally, the proposed site at ground and lower ground floors retains very little in terms of features or fabric of historic or architectural special interest. The existing appearance is one of an unfinished shop unit with considerable modern intervention. This current condition contributes little to the architectural ambition of the building in terms of its external appearance and character or to the interest of the upper floors. The upper floors are also understood to have been much altered historically and the city council has agreed that no. 62 retains little fabric of interest because of successive phases of development and alteration.

2.21 The existing building is located within a street characterised by varied architectural styles, forms, dates and materials. Most within this stretch of King Street between Cross Street and Deansgate (and within the relevant conservation area) are unified through commercial and retail uses. The vast majority of buildings within the street incorporate traditionally detailed shopfronts, often with larger shop windows on the upper floors. The quality of the built environment is high and there are eleven listed entries that reflect this. In this context, the outward appearance of the existing building is one of a series of good quality commercial developments of the later 19th century onwards. It is an important townscape element that has architectural synergy with the listed buildings at no. 48 King Street (which is very similarly composed) and no. 33 King Street (figure 10). The building therefore contributes to the significance of the street within the conservation area context and to the setting of nearby listed buildings.

2.22 Shopfront design varies even within the parameters of traditional design. In several cases, modern shopfronts are broken down by mullions but stall risers on new shopfronts at not always present. There is variation in signage patterns with some incorporating painted signs applied directly to fascias with others using applied projecting lettering. In this context, the modern shopfront at no. 62 has related characteristics although its original large window has been reduced by the application of a large fascia in the upper part of the shop window. The hanging sign is also a much later feature to the shopfront as are the fascia lights. Solid metal shutters are undesirable on listed buildings and within conservation areas and this further detracts from the quality of the building and of the traditionally detailed but modern shopfront. The existing colour of the shopfront relates to the branding of a former occupier and perhaps contrasts unfavourably with the overall character and appearance of the building as a whole.

2.19 There are evidently opportunities to enhance the significance of the site and its contribution to the existing listed building as a whole, together with the contribution made by the building to the setting of nearby listed buildings and to the character and appearance of the conservation area. The proposed scheme as described in Section 3 is intended to enhance the external appearance of the ground floor unit and to provide a fit-out internally that reinstates an appropriate retail unit that complements the architectural character of the building



Figure 10: No. 48 King Street (left) and no. 33 King Street (right).

3 Assessment

3.1 The following section provides an assessment of the proposals against the significance of relevant designated heritage assets, taking into account the relevant statutory and policy provision. The following section should be read in conjunction with the Design and Access Statement (DAS) and associated application documentation and the relevant policy context as set out at Appendix A.

3.2 As set out in the Introduction above, the proposals involve the physical fit out of the existing unit with works including new wall and ceiling finishes, reinstatement of an enclosure to the stairs and alterations to and redecoration of the existing shopfront. The existing unit has been left in a shell state with an open plan layout designed to be flexible and attractive to a variety of potential tenants.

3.3 Section 2 above identifies that the significance of the interior and exterior of the unit can only be very limited. It has lost its historic proportions and a good deal of its historic fabric. The presence of masonry party walls provides a very minor level of interest. The most significant component of the proposed site is the ground floor elevation to King Street and its relationship with the building of the whole. To King Street, this translates to the modern shopfront which although of some limited aesthetic interest through its traditional design, has no historic significance or value.

Pre-application advice

3.4 Pre-application advice on an earlier iteration of the scheme was provided by Manchester City Council in September 2024. The advice made comment on the proposed signage design and considered that the removal of the existing external roller shutter would be a heritage benefit. The council advised that lining the walls would not be acceptable and that further justification would be required for the new partitions to the stair enclosure. The council confirmed that the removal of modern partitions at lower ground floor level would be supported. Where issues were raised by the council in respect of the pre-application scheme, the proposals now presented, these have either been revised or further justification has been provided.

Outline of the proposed scheme

3.5 The proposed scheme is described in detail in the accompanying DAS. Briefly, the proposed alterations to the existing building include:

Shopfront alterations:

- Redecoration of the existing shopfront in an appropriate colour;
- New signage;
- Removal of modern fascia light fittings; and,
- Removal of existing roller shutter.

Ground floor:

- Reinstatement of fire rated partitions around the staircase;
- Removal of temporary mezzanine stairs;
- Enclosure to area above refuse store to the rear;
- Reinstatement of plasterboard lining to existing walls;
- New floor finish;
- New AC unit to rear above mezzanine level; and,
- New dropped ceiling to run new services.

Lower Ground Floor:

- Demolition of modern partitions;
- New floor finishes; and,
- Decoration of existing walls.

Assessment

Proposed external alterations

3.6 The proposed works to the ground floor elevation to King Street are considered to enhance the special interest of the listed building. The applicant's branding and proposed colour scheme for the shopfront are sensitive and of a high quality. Tonally, the proposed neutral colour of the fascia and timber components of the shopfront complements the materials of the surround and upper floors and the traditional colours used elsewhere within the street and conservation area. The proposed hanging sign is traditionally detailed and although not an original feature of the shopfront design, has a modest and appropriate appearance.

3.7 Manchester City Council's *Shopfront and Signage Design Guide* (2024) sets out that '*New shopfronts and alterations to existing shopfronts should be considered in the context of the whole building and the streetscene*.' It goes on to note at 4.1 that '*Shopfronts should reflect and respond positively to the architectural expression and proportions of the existing building. Any alterations should relate to upper storeys in terms of siting, scale, alignment, including windows, doors and elements of the frame (i.e. pilasters)*.' At paragraph 6.2.2 t he guidance sets out that '*The colour scheme, finish and materials of a new shopfront should achieve a unified and cohesive appearance, enhance the shopfront design and compliment the appearance of a building and the local streetscene. The general approach should be one of a limited palette of materials and colours*.'

3.8 It is considered that the proposed works to the shopfront would accord with this guidance with the proposed colour and detailing to be tonally subdued in common with many of the shopfronts in the street. It would be an improvement on the approved and existing colour scheme which is generally at odds with the building and character of the street.

3.9 The removal of the modern light fittings will provide a much simpler appearance, removing visual clutter from the façade and simplifying the ground floor elevation in a manner appropriate to the significance of the elevation as a whole.

3.10 The removal of the external roller shutter will be a particular benefit of the proposed scheme. Manchester City Council's shopfront guidance notes that '*Solid roller shutters in particular have a negative effect on the character and appearance of most buildings and areas where these are installed. They reduce natural surveillance, create a hostile environment, increase the perception of crime and encourage vandalism in the form of tagging and graffiti*.'

3.11 Security shutters are generally discouraged in listed buildings and conservation areas. The guidance recommends that if they are essential, they should be mounted internally and be of an open appearance. The removal of the existing solid roller shutter will enhance the appearance of the existing building and can therefore be considered a heritage benefit of the proposed scheme.

Ground floor alterations

3.12 As set out above, the ground floor of the existing building has changed considerably over time. The shop unit originally extended from King Street to South King Street and the available evidence suggests that there was once an entrance to the offices above from King Street. This would have necessitated a corridor and partition dividing the stair to the offices on the upper floors from the retail unit. The building's original vertical circulation was entirely removed when the lateral conversion into adjoining buildings took place. More recently, the unit has contracted – it originally extended into the first floor of the adjoining building – and shortened in length. The existing proportions of the unit are therefore not original.

3.13 In 2014, partitions around the staircase between ground and lower ground floors were approved for reasons of fire safety. These were removed as part of the 2021/2024 approved scheme. Enclosure between the floors is still required for fire and safety reasons and the proposed scheme seeks to reinstate the recently removed partitions. There is a clear precedent for a similar enclosure within the building and the proposals are justified due to the requirement to provide safe movement and fire protection. The proposed decorative scheme will reduce the physical impact and effect on the retained retail unit which, as explained above, no longer retains its historic form and proportions. As a result, the reinstatement would not cause harm to the significance of the site or the listed building as a whole.

3.14 The proposed mezzanine is not required by the applicant and as a result, the temporary mezzanine stairs will be removed and the existing mezzanine to the rear will not be utilised for retail. The pre-existing mezzanine is a later addition to the building and the existing is a more recent installation, formed to create a refuse store below. The absence of a mezzanine from the proposed scheme is more in keeping with the original form and character of the ground floor of the building. The resulting unit has a much simpler form with no horizontal subdivision.

3.15 The area above the refuse store to the rear of the unit, outside of the proposed scheme, will therefore be used only for the housing of servicing and a proposed A/C unit. The void above the mezzanine will be finished in a lightweight stud wall that is fully reversible should future occupiers wish to incorporate a mezzanine in their interior design. This element of the proposals would again offer a simpler appearance to the unit, emphasising its full height. The effect of the proposed infill on existing fabric would be very limited given the extent of new fabric in this area.

3.16 The walls of the unit were previously lined with plasterboard and fitted out with various fixtures and fittings. The plasterboard was removed as part of the 2021/2024 approvals where the removal of the pre-existing linings was necessary in order to introduce new services for the apartments above. A new plasterboard ceiling has also been introduced. The proposals to reinstate new plasterboard linings will enable a fresh finish to the unit, covering over the residential services which have no architectural or historic interest. The existing finishes to the relevant walls are of limited interest and are in a damaged and fractured state.

3.17 Lining the walls will reinstate an appropriate finish to the unit and would not involve the loss of any residual historic fabric of interest. All would be maintained behind the lining. The linings would not affect the historic proportions of the unit as these no longer exist. The linings will be formed of plasterboard on timber studs with high and low level grilles to provide ventilation and to ensure a breathable finish. The linings would not put the fabric of the party walls at risk and are of course reversible as has been demonstrated recently. This element of the proposed scheme would not cause harm to the significance of the listed building and would be an improvement on its current appearance.

3.18 A new dropped ceiling is also proposed to run new services. There is currently no service provision for the unit and new services are required. The dropped ceiling would sit below the existing modern ceiling and would therefore have no effect on historic fabric of interest. Although running services across the ceiling is theoretically possible, a quasi-industrial look would not be sympathetic to a Victorian shop unit or to the listed building as a whole. A cleaner, simpler look would be by far the most appropriate option particularly as the existing ceiling is modern and a slightly lower ceiling of the same character would accord with the approved scheme.

3.19 The proposed new ceiling and wall linings allow for a simple and clean form that can then take new decorative finishes, all of which would be reversible as and when necessary. The decorative scheme is based on a muted palette of colours that would work well with the colours of the principal elevation – neutrals and warm browns and pinks. The existing floor will be covered with a protective layer with a new floor finish applied. This will allow for the existing timber floor to be protected while introducing a low maintenance new finish that responds to the wider colour palette of the proposed shop fit out and to the tones and colours of the principal elevation. The proposed decorative finishes would not involve the removal of any remaining historic fabric and would be fully reversible.

Lower ground floor works

3.20 The lower ground floor will not be used for retail purposes but will be 'back of house' for storage and staff facilities. The proposals involve the demolition of modern partition walls, redecoration and new floor finishes to the existing screed floor. The existing lower ground floor has a modern character with no fabric or features of historic or architectural interest. The proposed alterations would not cause harm to the proposed site or to the special interest of the listed building.

Statutory and policy compliance

3.21 As set out above, the existing, consented appearance of the retail unit is comparatively poor. The proportions of the unit have been altered historically and in more recent times and there are services running across walls and the ceiling. The existing ceiling is modern and there are no consistent wall finishes. At present, the existing retail unit both internally and externally contributes very little to the special interest of the listed building, to the setting of nearby listed buildings or to the character and appearance of the conservation area. The existing condition of the unit presents a clear opportunity to enhance its contribution to the listed building as a whole and the wider townscape.

Planning (Listed Buildings and Conservation Areas Act) 1990

3.22 The relevant statutory provision in this case is the Planning (Listed Buildings and Conservation Areas Act) 1990. This establishes the statutory duty to preserve the special historic and architectural interest of a listed building or its setting as well as the duty to preserve or enhance the character and appearance of conservation areas.

3.23 The listed building in question is a later 19th century purpose built commercial development with a shop at ground floor and separate offices on the floors above. The building was historically laterally converted into adjoining buildings and lost its original independent vertical circulation – this arrangement is maintained under the recently approved scheme for the residential development of the upper floors. Retaining a viable shop unit within the building would clearly preserve its special interest which has been diminished through later alteration.

3.24 Retaining a shopfront that stylistically and materially is of a traditional design in complementary colours would enhance the principal elevation of the listed building and would enhance its contribution to the character and appearance of the surrounding conservation area and to the setting of nearby listed buildings. The removal of the external solid metal roller shutter would particularly enhance the building's architectural special interest, reinstating a more appropriate, traditional appearance to the building's principal elevation.

3.25 Internally, the existing unit exhibits very little by way of architectural or historic interest and would benefit from an appropriate fit out of a high-quality design. The proposed scheme would not result in the removal of further historic fabric and would be fully reversible. Shop units within city centres have often been subject to evolving fashions and tastes and have undergone alterations in accordance with their occupiers at any given time. Such units tend to have a high turnover in terms of internal fixtures and fittings and the available evidence on the site's historic development suggests that no. 62 King Steet is no different in this regard. The proposed fit-out is the latest in a line of internal alterations to the unit, the most recent past change being the Cath Kidston approved fit-out of c. 2014.

3.26 The proposed scheme for the interior would finish a unit left in an unfinished state and would be a clear improvement on its current character and appearance. The proposals would add some architectural interest to a 'shell state' shop unit that is of a high quality with good quality materials befitting the building's listed status. No other aspect of the listed building would be affected. As such it is considered that the proposed scheme would preserve the special architectural and historic interest of the listed building and would enhance the character and appearance of the St Ann's Conservation Area.

National Planning Policy Framework

3.27 The general thrust of historic environment policy within the National Planning Policy Framework (NPPF) is to prevent causing harm to the significance of designated heritage assets. Where harm is caused, this is only acceptable in certain circumstances, such as where heritage benefits outweigh any harm caused, and where it is fully justified. It is considered for reasons outlined above that the proposed scheme would not cause harm to the significance of the listed building. The existing building as a whole is no longer in its purest form and has been much altered historically. The existing shop unit contributes little to the architectural and historic interest and significance of the listed building.

3.28 The proposals would result in a high-quality fit-out that responds to the architectural character of the existing building. All proposed alterations are reversible and would not result in the removal of any existing fabric. The proposed scheme would be an improvement on the existing arrangement and would offer heritage benefits including an enhanced principal elevation and appropriate interior design. As such the proposed scheme would not cause harm to the significance of the listed building or other relevant heritage assets and would therefore accord with relevant national policy.

The Manchester Local Plan

3.29 Local historic environment policy accords with the statutory provision and national policy requirements. Saved Policy DC18.1 sets out that the council will seek to preserve or enhance the character and appearance of conservation areas. Saved Policy DC19.1 establishes that the council will have 'regard to the desirability of 'securing the retention, restoration, maintenance and continued use' of listed buildings. The council will not permit alteration that has an adverse effect on architectural or historic character.

3.30 For reasons set out above, the proposals are considered to enhance the character and appearance of the conservation area by improving the architectural interest of the existing building's principal elevation. Similarly, the proposals also enhance the listed building. The proposed fit-out relates to an area of the building of comparatively low significance and the design is intended to enhance the shop's contribution to the special interest of the listed building as a whole. As such, it would represent an enhancement on the existing arrangement and would not have an adverse effect on the special interest of the listed building.

Conclusions

3.31 The existing consented appearance of the shop unit at no. 62 King Street is poor and makes little contribution to the architectural quality of the listed building as a whole. The proposed scheme has been designed to provide a high-quality fit out to the existing unit in a manner sympathetic to the significance of the listed building as a whole. It is fully reversible and would be an improvement on existing site conditions.

3.32 For these reasons and for those noted above, it is considered that the proposed scheme would comply with the relevant statutory and policy provision.

Appendix A – Relevant historic environment policy

National Planning Policy & Legislation

Section 16 of the **Planning (Listed Buildings and Conservation Areas) Act 1990** sets out that in considering whether to grant listed building consent for any works, the decision maker '*…shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*.'

Section 66: sets out that '*In considering whether to grant planning permission for development which affects a listed building or its setting…the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special historic interest which it possesses.'*

Section 72 of the Act sets out in relation to conservation areas that '*special attention shall be special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area* .'

The revised **National Planning Policy Framework 2023 (NPPF)** sets out the Government's planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 205
When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206
Any harm to, or loss of, the significance of a designated heritage assets (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 207
Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or that certain criteria apply.

Paragraph 208
Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 212
Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Local Planning Policy
The Manchester Local Plan comprises a series of documents which guide development within the city. Those

Adopted Core Strategy for Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) sets out that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) sets out that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) notes that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) sets out that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will: '*Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character'* and '*seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity*.'

The Places for Everyone Plan

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its 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 identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

The
Heritage
Practice