

Heritage Impact Assessment / D&A

33 KINGS STREET, MANCHESTER.



Alterations to existing building to accommodate new Austin and Blake unit.

1.0 Introduction

1.1 This Heritage Impact Assessment has been prepared on behalf of the client to accompany an application for alterations to the existing grade II listed building.

1.3 This HIA to inform decision-making process. Within this document we aim to show how we have understood the heritage asset and its significance. We have then developed this into a

proposal to reflect our client's brief and to assess the potential impact of proposed changes within the context of the host building.

1.4 This HIA includes a description of the proposed works, including design principles and concepts.

1.5 This HIA is supported by a set of drawings:

1.6 This document takes into account the best-practice guidance to support the changes to historic environment legislation.

2.0 General Location and Context and Architectural Significance This section sets out the site general location and provides a brief description of the application site and its immediate surroundings

2.1 General Location The proposed development site is located at 33 King Street, Manchester. The building is currently vacant.

2.2 The change of use proposals within the existing building footprint. As the footprint area provides adequate space for the proposed new commercial area there is no need to extend to the existing building.

3.1 Outline of Proposals The proposal reconfigures the internal layout of the building, adding to accessibility and with only modest alterations to the external proposed. This does include alterations to street frontages. All the proposal works are within the existing footprint of the building.

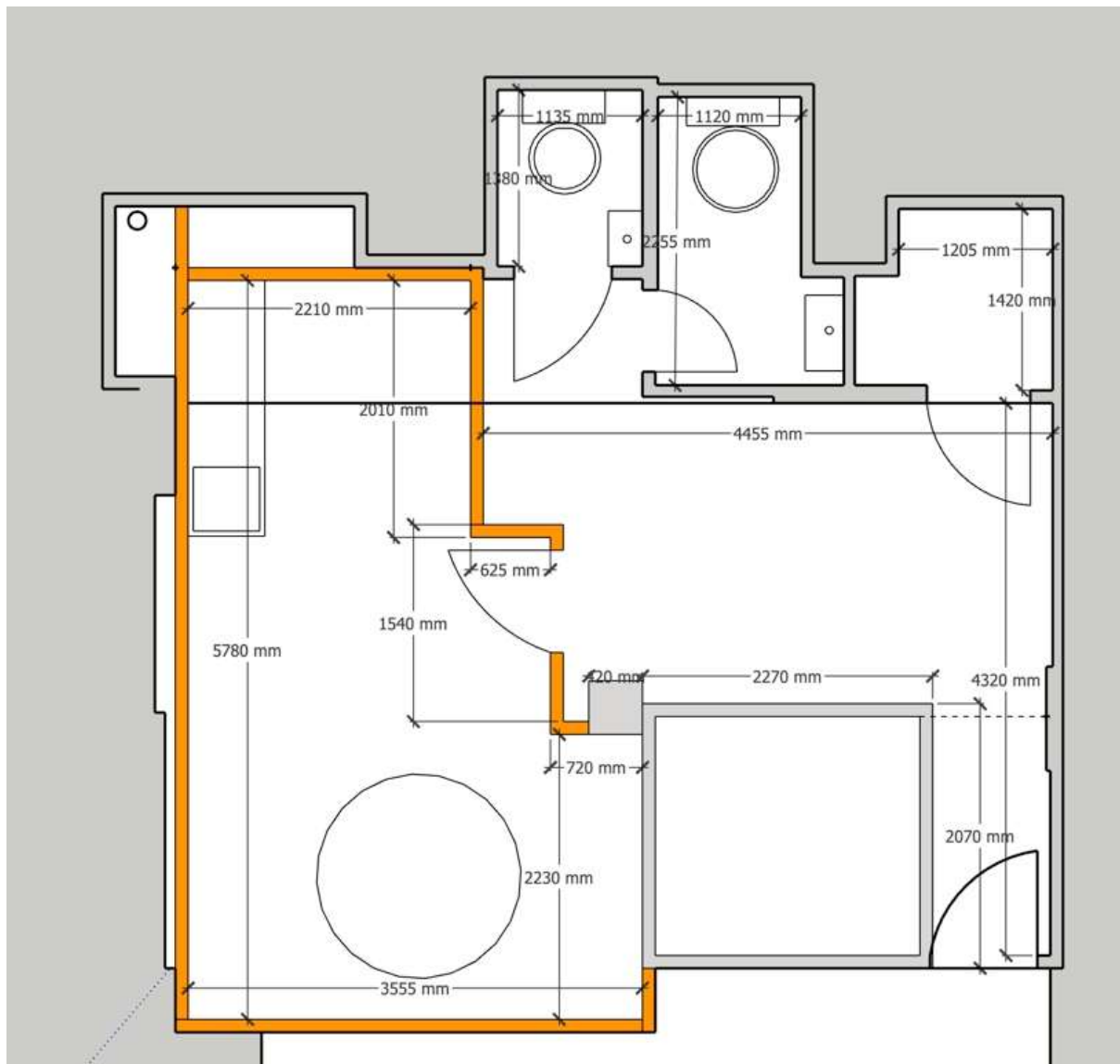
4.0 Understanding Significance and Heritage Impact. Proposed Works.

Our objectives

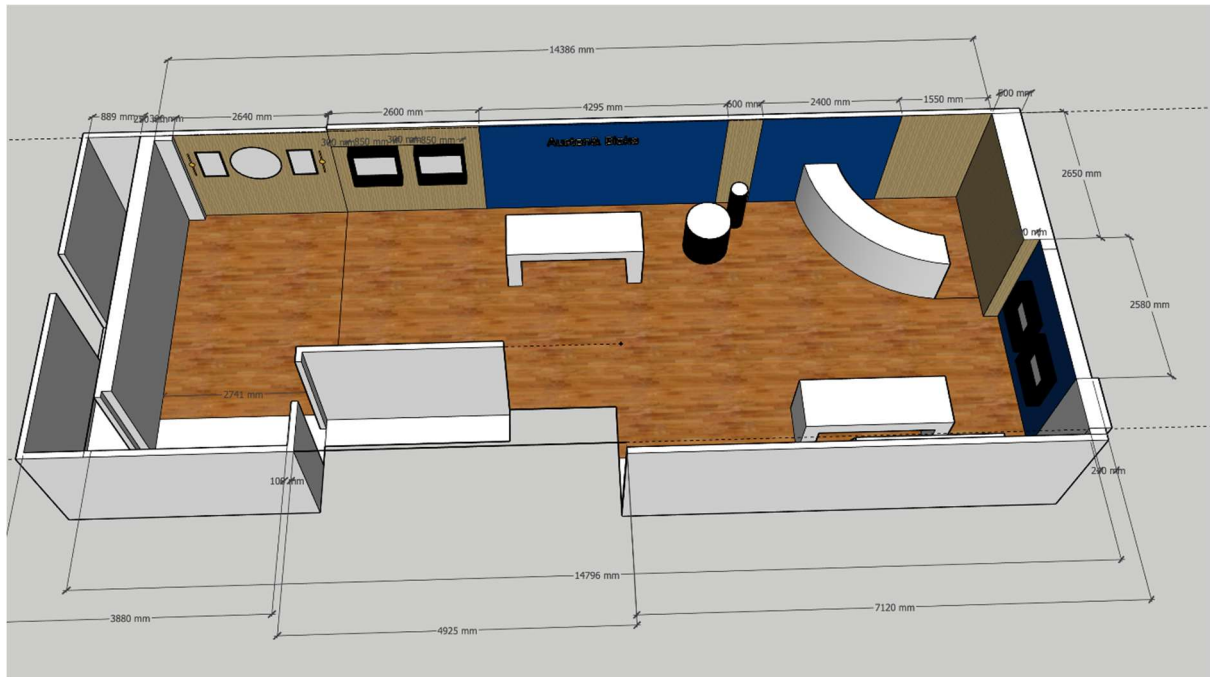
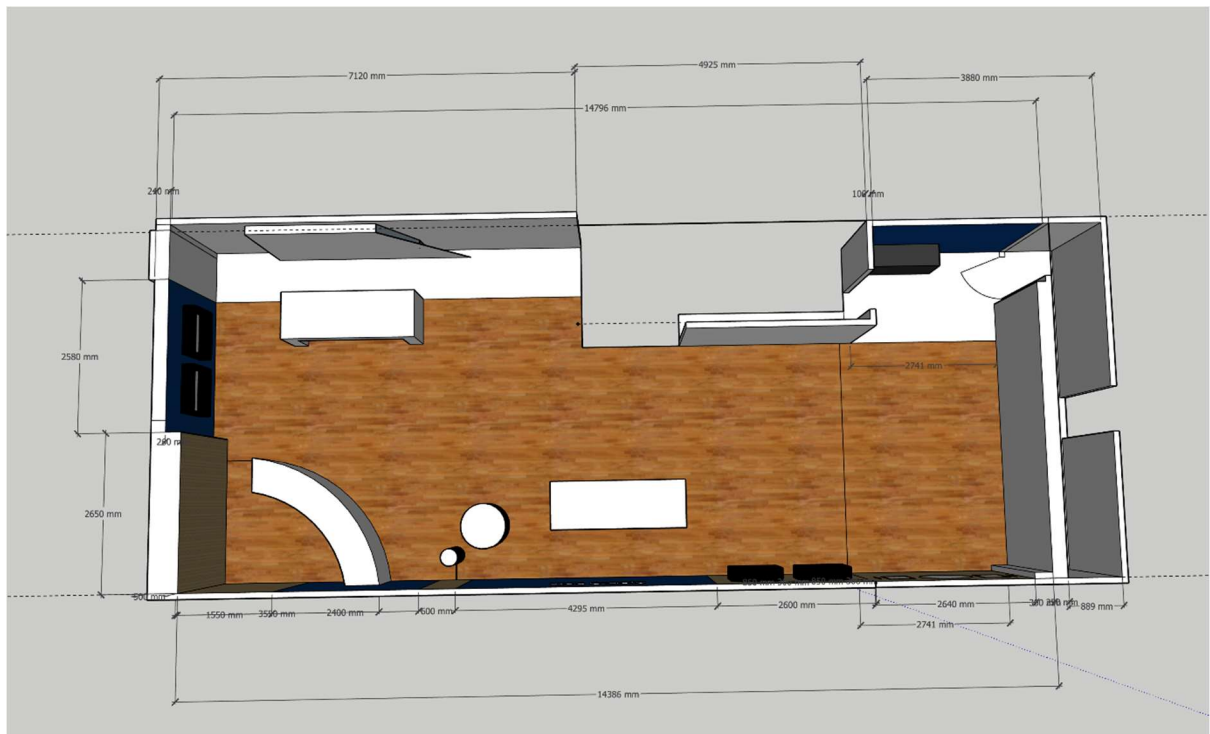
4.9 To provide commercial spaces for the benefit of the community.

4.10 To provide high quality commercial accommodation.

4.11 Minimise the effect on the existing building fabric. The roof in particular being unaltered.



Proposals



Proposals

Assessing beneficial impact

4.12 The conversion and renovation of the building will provide benefits for the community without any harmful impact to the conservation area and the wider community.

4.13 The removal of modern elements will need to be undertaken carefully to avoid damage to the existing building structure, both within the ceiling as well as floors. New signage is proposed.

4.14 Connections to walls will also need careful consideration, and if connection is made to brick rather than mortar joints, then careful removal needs to be undertaken to avoid damage to structure.

4.15 Prevent future damage and secure the integrity of the building.

Parking

6.0 Evaluation and Conclusion

The main ambition with this project is to ensure the longevity of the complex of the existing buildings via diversification.

Historic maintenance has over time varied in quality and therefore a sensitive programme of refurbishment and renovation needs to be considered, not only to preserve these buildings, but also to ensure that there is flexibility in terms of usage .

The intention is to respect the original building language and celebrate the fact that the building has a unencumbered footprint. The introduction of partitions has complicated the internal but this can be reversed. This programme of works now unpicks all of those previous interventions and ensures that these buildings can be enjoyed for generations to come including single people and small families.

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The aim throughout is simplicity and integrity.

This application provides a viable means to secure and guarantee the future of the city's building heritage and it's future sustainability. The proposals have adopted a conservation-led approach to a building within the conservation area. The external fabric of the building would be

retained and enhanced through a newly designed facade. This secures its visual impact within the locality.