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Planning, Development & Heritage Consultants

Belstaff International Limited

Proposed refurbishment of basement and ground floor of 48 King Street, Manchester for retail use including internal and external works (Grade II listed building)

Heritage, Design & Access Statement

June 2024

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Figure 0.1 King Street, 1866, Manchester Archives

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Bellstaff International Ltd to accompany a listed building consent application for the refurbishment of the basement and ground floor of 48 King Street, Manchester for retail use by Bellstaff including internal and external works. The works proposed include enhancement of the exterior shop front to King Street, the enhancement of the rear façade to King Street South and internal shop fit out works which will facilitate the reuse of the building as an active shop unit.
- 1.2 The subject building is Grade II listed and was originally built as a shop in c.1860-80, now with a twentieth century C20 shop front to King Street. The last known use of the groundfloor and basement was as a retail unit by clothes retailer Hurlingham Polo. Prior to Hurlingham Polo the building was fully occupied by clothes retailer Karen Millen.
- 1.3 This Heritage, Design and Access Statement has been prepared to accompany the listed building consent application for the proposed works by Bellstaff. The statement assesses the heritage significance of 48 King Street and the potential impact of the works proposed upon the building. The proposed works have been designed with a clear understanding of the heritage significance of the building and through a conservation-led approach. Appropriate heritage mitigation is identified where appropriate.
- 1.4 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF), in addition to an examination, analysis and assessment of available historic records.
- 1.5 This statement includes:
- A description of the application site's location;
 - A summary of the heritage planning policy guidance context;
 - An overview of the proposed scheme;
 - Consideration of design and access matters;
 - A summary of pre-application contact with the local authority;

- A description and an assessment of the heritage significance of the building; and,
- An assessment of the impact of the proposed works upon its significance.

1.6 This statement is not intended to be a full or complete record of the site rather it is proportionate to the works proposed.

2. Site Location

2.1 The building to which this application relates is 48 King Street, Manchester, M2 4LG. The building is bounded by King Street to the north and King Street South to the south. The postal address of the application site is 48 King Street, Manchester, M2 4LG. The building is Grade II listed (LEN 1197938). The building lies within St Anns Square Conservation Area. The National Grid Reference of the property is SJ 83777 98287.



Figure 2.1 48 King Street, Aerial View, Source Google Earth.

3. The Heritage Planning Policy Context

- 3.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 3.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications. In this instance the development plan currently comprises The Places for People Development Plan Document (2024), the Manchester Core Strategy (2012) and saved policies of the Unitary Development Plan for Manchester (1995). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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. The application building is Grade II listed. A description of the subject building is provided at Section 7 below. The application property lies within St. Anns Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 3.4 In determining this listed building consent application it is necessary to consider the impact of the proposal on the significance of the building. This includes direct physical change on

its built fabric. The works proposed are internal and external. Section 9 of this report provides an assessment of anticipated heritage impacts.

National Planning Policy Framework (NPPF)

- 3.5 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in December 2023. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment.
- 3.6 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 195 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 3.7 Paragraph 200 advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.*
- 3.8 Paragraph 201 states that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*
- 3.9 Paragraph 203 states *'In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness’.

3.10 Paragraph 205 states *‘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’.*

3.11 Paragraph 206 states *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.*

3.12 Paragraph 207 states that *‘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 all of the following apply:*

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

- 3.13 Paragraph 208 states that *'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'*.
- 3.14 Annex 2: Glossary of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.

National Planning Practice Guidance (NPPG)

- 3.15 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking. NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'* (Paragraph: 002 Reference ID: 18a-002-20190723)

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

- 3.16 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. A specific heritage policy of the core strategy of relevance to the proposed scheme is:
- Policy EN3 'Heritage' this states that 'New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic

environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

3.17 Heritage saved policies of the UDP of relevance to the proposed scheme include:

- DC18 'Conservation Areas' states the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings and iii) the desirability of retaining existing features.
- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

3.18 With regard to Development Control the MCC Conservation Area leaflet notes that '*St. Anns Square is in the commercial heart of the City, where almost every building accommodates shops on the ground floor. Encouragement of this variety will help maintain the character of the area. Where buildings need to be replaced, historic copies are not encouraged; instead high quality modern design, taking cues from the remaining historic buildings is promoted. Building proposals should be designed to enhance the existing quality of the built environment*'. The guidance advises that '*It is important that the narrow-fronted character of the older buildings is retained in any new development. This will ensure a vertical rhythm in the 'street wall' when viewed in perspective.*' With regard to signage the note adds that '*Signs and canopies should be carefully designed so as not to compete with or conceal architectural details of buildings*'.

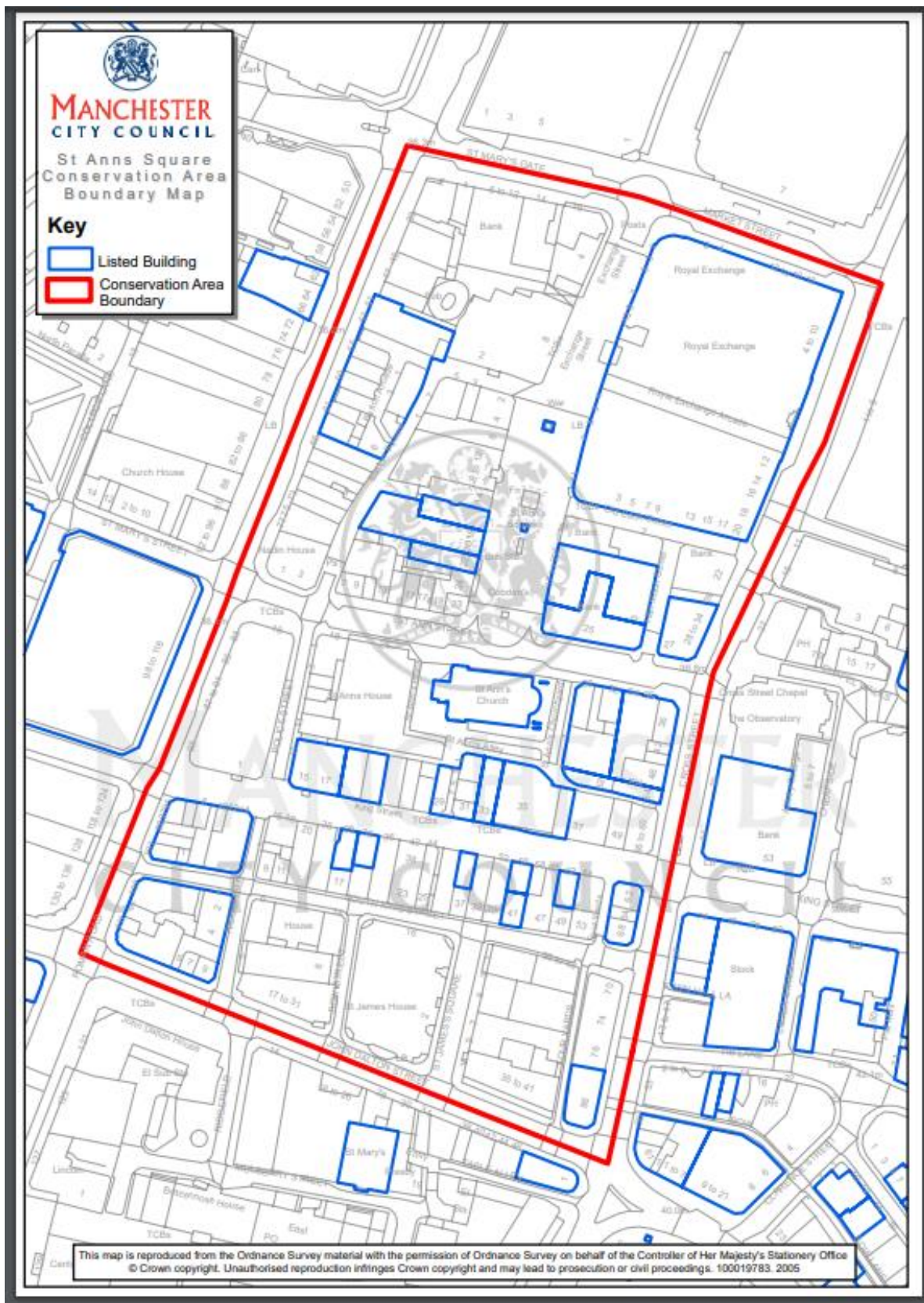


Figure 3.1 St Anns Square Conservation Area in red. Listed buildings identified in blue

4. The Proposed Scheme

- 4.1 The application proposes the enhancement of the exterior shop front to King Street, the enhancement of the rear façade to King Street South and internal shop fit out works to the ground floor and basement which will facilitate the reuse of the building as an active shop unit. The plans which accompany the submission detail the scheme and are listed in cover letter 24.2015/ldt01jr.

5. Design and Access Matters

Design Considerations

- 5.1 The changes proposed are internal and external changes to elevations. Externally black paint finishes are proposed and the existing design aesthetic of the building is near identical since the colour and appearance of the building is replicated, the main change being to install new signage for customers. Details of the proposals are provided by the submitted application drawings and are assessed within Section 9 of this statement.

Access Considerations

- 5.2 The existing shopfront and level access to the groundfloor is retained. An accessible fitting room is also provided. No matters regarding access have been identified as a result of the works and none therefore need be discussed within this Statement.

6. Pre-application Liaison

- 6.1 The applicant contacted Manchester City Council prior to submitting the application. Planning and Conservation Officers visited the site and provided helpful pre-application comments prior to submission of this application. This submission provides sufficient information to allow the application to be validated and processed.

7. Listed Description

- 7.1 The listed building description highlights the external architecture of the building. The Listed Building entry is as follows: *'Shop. c.1860-80, altered. Red brick with sandstone dressings and slate roof. Narrow rectangular plan at right-angles to street. Gothic style. Three storeys and three narrow bays. C20 shop front at ground floor framed by original columns with crocket caps and enablatures, and moulded frieze. The upper floors have brick corner pilasters, a panelled band between floors, moulded main cornice broken in the centre by a large 2-centred arch rising into a steeply-pitched gable which breaks through the parapet; sashed windows of one, three and one lights on each floor, those at second floor with transoms, a prominent stone balcony in the centre of each floor with bowed wrought-iron railings, and a carved stone tympanum over the centre windows at second floor.'*



Figure 7.1 Frontage to 48 King Street in April 2024, Source: PBA Site Photograph.



Figure 7.2 Shopfront to King Street in April 2024, Source: PBA Site Photograph.



Figure 7.3 Unit viewed from King Street South in April 2024. Source: PBA Site Photograph.

8. Heritage Significance

Introduction

8.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- Archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and artistic interest which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- Historic Interest which is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

48 King Street

8.2 The building is likely to have been developed in the late nineteenth century as a purpose-built shop built in gothic style using redbrick with stone embellishment. The architect is unconfirmed. The building had been converted to accommodate the shop and offices of the Leicester Building Society prior to it being listed in 1974.

Archaeological interest

- 8.3 The building retains a high proportion of original fabric externally above ground level but less so internally particularly at basement and ground floor level which have both likely been subject to several phases of alteration and refurbishment. The premises is likely to contain fabric of archaeological interest associated with the construction and use of the building as a Victorian commercial premises and there is potential evidential interest within its physical construction. The inserted C20th shopfront is without interest aside from the retained and likely original columns with crocket caps and enablatures, and moulded frieze. The building is considered to have low-medium archaeological significance.

Historical interest

- 8.4 St. Ann's Square was laid out in the Georgian period, early in the 18th century. The church, which dominates the southern end of the Square is the only surviving building of that time in the area, the remainder being later replacements. The MCC Conservation Area leaflet notes that in 1708, an Act of Parliament granted that St. Ann's Church might be built and stipulated that a space 30 yards wide should be reserved for the Acres fair which originated as fair held by Charter in Manchester and served the farming communities of Lancashire and Cheshire as a market for the sale of cattle, sheep, pigs and horses. The area became St. Ann's Square, named after the reigning monarch and Lady Ann Bland, the lord of the manor and patron of the church. The church, consecrated in 1712, was Manchester's third after the Church of St. Mary (which is now the Cathedral) and the Cross Street Chapel (Figure 8.1).
- 8.5 King Street was laid out to the south of the Church and initially comprised largely of Georgian Town houses. Most of the original buildings on King Street were built or rebuilt as shops in the Victorian era, an exception being, 35 King Street, Manchester, a former Georgian town house (grade II listed) and the last surviving Georgian mansion in central Manchester. By 1866 the King Street was characterised by shops (Figure 0.1). The architectural origins of the application building date back to the Victorian phase of development which led to the Georgian buildings along King Street being redeveloping into a fashionable shopping street.

A search of the 'British Architect' publication did not reveal an entry reviewing the construction of the building. By 1974 the building had been altered and occupied by the Leicester Building Society.

- 8.6 The pedestrianisation of King Street was undertaken by the Council in 1975 with the pedestrian area being refurbished with new sett paving in 1996. These works have provided an attract environment along King Street which has allowed the retail importance of the street to be retained through to the present day.



Figure 8.1 Drawing of St Ann's Church and Square shortly after completion

Architectural and artistic interest

- 8.7 The listed building description describes the architectural interest as being the red brick elevations with sandstone dressings and slate roof. The narrow rectangular plan form is noted with the gothic style composition above the ground floor of King Street being of three bays. The surround to the C20th shop front is likely original and includes columns with crocket caps and enablatures, and moulded frieze (Figure 8.2). The upper floors have brick corner

pilasters, a panelled band between floors, moulded main cornice broken in the centre by a large 2-centred arch rising into a steeply-pitched gable which breaks through the parapet; sashed windows of one, three and one lights on each floor, those at second floor with transoms, a prominent stone balcony in the centre of each floor with bowed wrought-iron railings, and a carved stone tympanum over the centre windows at second floor. The inserted modern shopfront is without significance.



Figure 8.2 Inserted contemporary shopfront, identified in red

9. Heritage Impact Assessment

- 9.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.
- 9.2 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.
- 9.3 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.
- 9.4 The following methodology is based on the guidance set out by ICOMOS (2011) *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.

Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

9.5 When assessing potential heritage impacts associated with the proposed scheme the only impact to consider is the direct impact of the proposed electrical installation works on the physical fabric of the building

9.6 The impact of the proposed works is assessed in the table below, with appropriate mitigation identified where appropriate. This table should be read alongside the application drawings submitted:

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
1.	<p>Demolition Works</p> <p>23069-C101 - As Proposed - Basement & Ground - Demolition Plan. Proposed new doorway in rear part of basement</p>  <p>Stud wall to left of picture</p>	<p>Removal works which constituted a soft strip of contemporary finishes have been agreed previously with MCC as per PBH Document '<i>Soft Strip Schedule and Method Statement 31-3-2024 Revision A 04- 04-24</i>' and have been completed.</p> <p>This LBC application seeks consent to create a new single personnel doorway to give access to a proposed stock room in an area used previously by Hurlingham Polo</p>	<p>No mitigation is required since the section of wall in which the new doorway is proposed to be installed is confirmed to be contemporary. No historic fabric is impacted.</p>

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
	 <p>Softstrip confirmed stud wall where new entrance is proposed</p>	<p>as a changing room. The insertion is proposed within an area of stud walling. The contemporary wallpaper on the opposite wall (right of picture) is to be removed and the wall repainted. The proposal is judged to have a NEUTRAL impact.</p>	
2.	<p>General Arrangements 23069-C100 As Proposed - Basement & Ground – Retention of Fireplaces</p>  <p>Former fire place, now filled to rear of groundfloor.</p>	<p>Two former coal burning fire fireplaces, both filled or extensively altered with blockwork and concrete, were identified after the soft strip and lie to the rear of timber battens. These are retained unaltered and will be covered over again and preserved in situ. The proposal is judged to have a NEUTRAL impact.</p>	<p>No mitigation is required.</p>

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
3.	Flooring Layouts 23069-C102 As Proposed - Basement & Ground - Flooring Layout	Contemporary ceramic floor tiles, and adhesives were removed as per PBH Document 'Soft Strip Schedule and Method Statement 31-3-2024 Revision A 04- 04-24'. The soft strip did not reveal historic floor finishes to be present. The proposed new floor finishes are to be laid on existing plywood above a removable synthetic ditramat finish upon which new floor tiles and finishes will be laid. No historic floor finishes are impacted. The proposed new finishes reinstate the previous level of the shopfloor and facilitate access for disabled people. The proposed is judged to have a NEUTRAL impact.	No mitigation is required.
4.	Wall finishes 23069-C103 - As Proposed - Basement & Ground - Wall Finishes Layout and Mirror Wall Details 23069-C107 - As Proposed - Basement & Ground - Mirror Wall Details	The soft strip of the building confirmed that no areas of historic plasterwork were present behind contemporary walling and the walls uncovered were predominantly exposed	The PBH Shopfitters Methodology Statement details the approach to be followed for

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
	 <p>Groundfloor: post soft strip showing typical timber battens</p>  <p>Basement: post soft strip showing typical timber battens</p>	<p>red/orange brickwork with some small areas of white brick slip at basement level which appear mainly to relate to the position of a former light well (which still exists at first floor). New modern wall finishes are proposed to replace the former modern finishes throughout the building. New wall finishes will be affixed to the retained timber batten frames already fixed to the building envelope by the previous shopfitter. New wall finishes will overboard these existing frames. New wall finishes are not to be fixed directly to walls and boxings will be formed in the few areas without existing battens. No historic fabric is impacted or harmed. The proposal is judged to have a NEUTRAL impact.</p>	<p>wall mounted installations. No mitigation is required.</p>
5.	<p>Reflected Ceiling Plan</p> <p>23069-C104 - As Proposed - Basement & Ground - Reflected Ceiling Plan;</p>	<p>No areas of lath and plaster ceilings were found within the proposed works area. Contemporary lighting units</p>	<p>No mitigation is required.</p>

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
		are proposed throughout the basement and ground floor. No historic light fittings are present or proposed to be removed. The proposal is judged to have a NEUTRAL impact.	
6.	Furniture Layout 23069-C105 - As Proposed - Basement & Ground - Furniture Layout	Shelving is proposed to be installed to serve the needs of the business and customers throughout the basement and groundfloor areas. No installations are proposed to be attached directly to walls or floors. The proposal is judged to have a NEUTRAL impact.	No mitigation is required.
7.	Partition Layouts 23069-C106 - As Proposed - Basement & Ground - Partition Layout	The basement and groundfloor of the building have been modified many times over the years in response to the needs of previous occupiers. The ground floor was partitioned when occupied by the Alliance and Leicester Building Society in the 1970s. The groundfloor was then opened up into a fuller space by Karen Millen who removed	The PBH Shopfitters Methodology Statement details the approach to be followed for wall fixing which applies equally to stud walling. No mitigation is required.

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
	 <p>1851 extract showing two buildings and lightwell</p>	<p>partitions (056599/LO/CITY1/99). There is no indication of how the original floorplan may have been designed although it is certain that historically the ground floor was subdivided because the present building is the result of a merger of the two previous buildings which occupied the site, one fronting King Street and one fronting King Street South which were separated by a light well. Whilst new partitions are proposed to the basement and groundfloor none impact detrimentally on the layout of the space which has been modified by previous conversions. The studwall is not to be attached directly to the historic building structure and will be removeable (reversible). The proposal is judged to have a NEUTRAL impact</p>	
8.	<p>Door schedule</p> <p>23069-C108 - Door Schedule</p>	<p>No original doors are proposed to be removed or replaced. The proposal is</p>	<p>No mitigation is required.</p>

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
		judged to have a NEUTRAL impact	
9.	Internal Electrical 23069-C109 - As Proposed - Basement & Ground - Small Power & Data Layout; 2533/E01 Proposed Concept Small Power and Data Layout; 2533/E02 Proposed Concept Lighting Layout; 2533/E03 Proposed Concept Fire Alarm, Security and Access Control Layout; and 2533/E04 Proposed Concept Electrical Services Strip Out Plan 2533/M04 Proposed Concept DH+CW & Above Ground Drainage	Power and data cabling is proposed to be concealed behind contemporary finishes and on cable trays within existing voids. No fixing is proposed to historic walls. The proposal is judged to have a NEUTRAL impact	No mitigation is required.
10.	Plant Mechanical Services Layout BS-KSM-M-01 rev P03	The proposal connects to existing ductwork leading to existing cassettes at first floor level. Internally new ducting will be located in a void above contemporary ceiling finishes. No new penetrations are necessary in historic fabric to install ductwork. The proposal is judged to have a NEUTRAL impact.	No mitigation is required.

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
11.	External façade to King Street 23069-F200 Rev C – As Proposed External Signage (Front elevation to King Street);	The existing contemporary shopfront and surrounding historic fabric are proposed to be retained. Replacement signage is proposed to be attached to contemporary areas of the shopfront and will not obscure historic detailing. The existing shopfront will be repainted matt black as it is at present. The works are judged to have a LOW BENEFICIAL IMPACT as they represent an enhancement of significance.	The historic fabric which surrounds the modern shop should be repainted with non-acrylic breathable paint finishes. No other mitigation is required.
12.	External façade to King Street South 23069-F201 Rev C – As proposed External Façade (Rear elevation to King Street South)	The existing contemporary shopfront and surrounding historic fabric are proposed to be retained. The following works were agreed during a site visit on 14 June to uplift the shopfront; paint roller shutter, repaint fascia, remove occupants signage, paint aluminium frame to shopfront, paint internal lobby door - all paint matt black to match existing. Glass to be replaced with	The historic fabric which surrounds the modern shop should be repainted with non-acrylic breathable paint finishes. No other mitigation is required.

	Summary of Proposals	Impact on significance?	Mitigation required to be undertaken
		new section of glass with opaque finish. These works will not obscure any historic detailing. Repainting the shopfront black will improve the facade. The works are judged to have a LOW BENEFICIAL IMPACT as they represent an enhancement of significance.	
13.	Cumulative Impact	The proposal brings the basement and lower groundfloor of the building back into use with the proposed works improving the overall external appearance of these areas internally and externally. The works proposed are judged cumulatively to have a LOW BENEFICIAL IMPACT	Cumulatively the above changes are judged to be beneficial.

Cumulative Impact

9.7 The table above has identified the impact of the proposed works on the significance of the subject building. The works are reversible and involve no disturbance to sensitive fabric. They are regarded to have no negative impact on the described significance of the building. The changes for which approval is sought are necessary to secure the functionality of the unit for retail use and are reversible should a future user wish to remove the installations. The enhancement of the contemporary shopfront and repainting of the

historic fabric surrounding this is judged to result in an overall beneficial impact of the works on the building.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 9.8 This Heritage Statement has confirmed that the works proposed involve minimal disturbance to sensitive fabric. The works are regarded to have no negative impact on the described significance of the building and as such it is demonstrated that the proposal is consistent with paragraph 201 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided. Since the works are demonstrated to be beneficial to the subject building they may also be regarded to be beneficial to the setting of nearby listed buildings on King Street and to the setting of St Anns Conservation Area generally.

10. Conclusion

- 10.1 This Heritage, Design and Access Statement has been prepared to consider the impact of a development proposal on the heritage significance of 48 King Street, Manchester.
- 10.2 The report has established that the proposed shopfit out works have been designed to be sensitive to the heritage significance of the building. On this basis it has been demonstrated that the proposal accords with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.

Archive Photographs



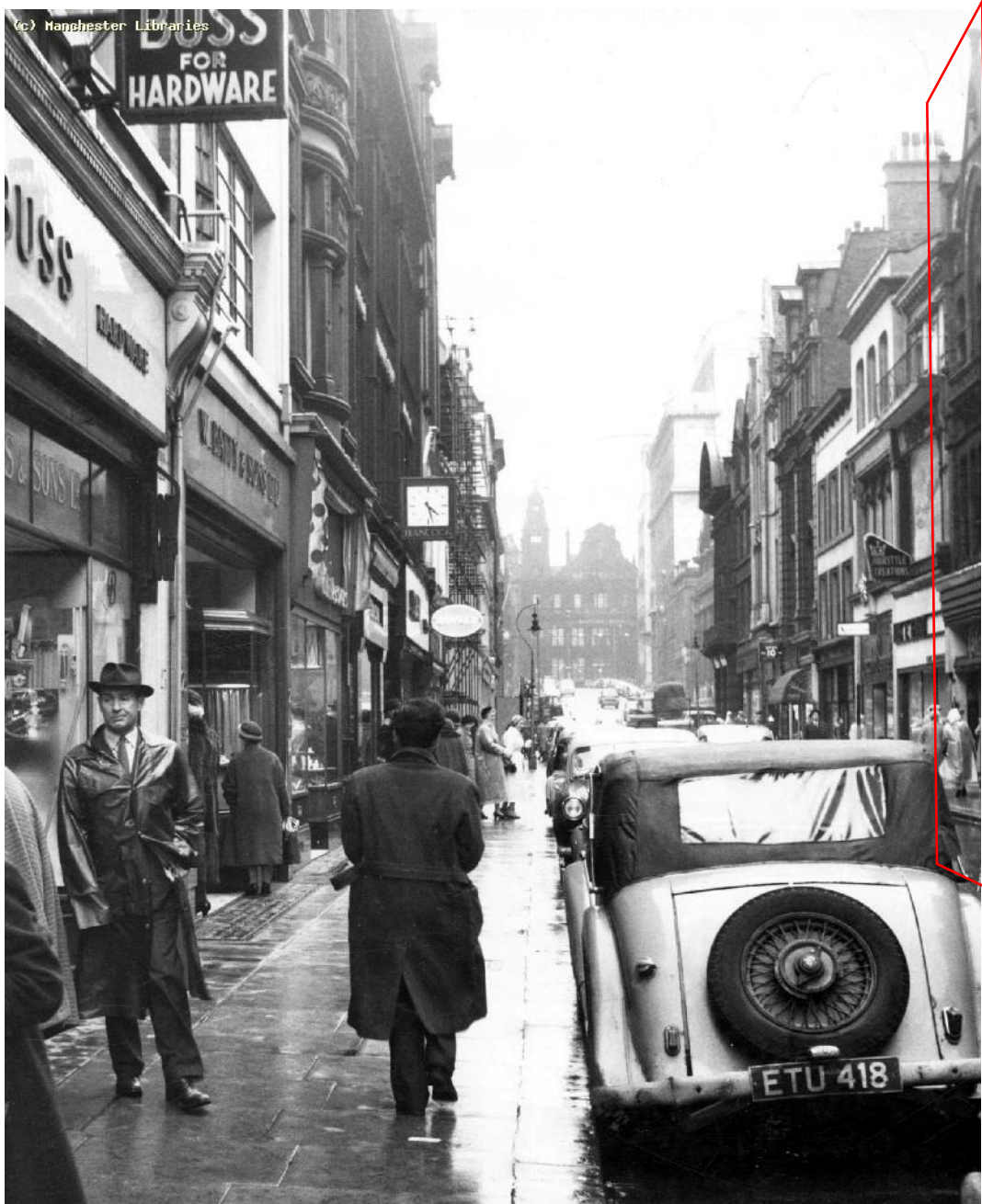
King Street, 1866, Manchester Archives



King Street, 1930, Manchester Archives



King Street, 1955, Manchester Archives



King Street, 1958, Manchester Archives, Application Property to Right of Picture



King Street, 1975, Manchester Archives, Application Property to Right of Picture



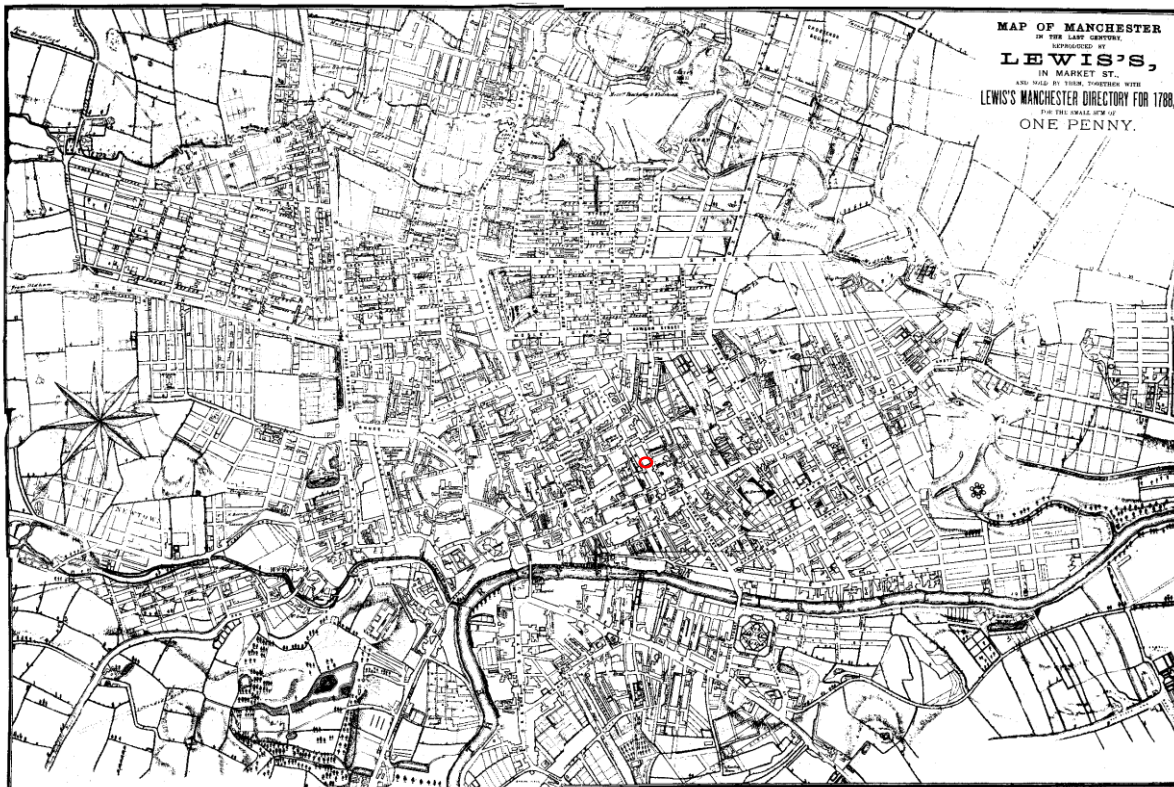
King Street, 1975, Manchester Archives, Application Property to Right of Picture



44 King Street, 1981, Manchester Archives, Application Property to Right of Picture



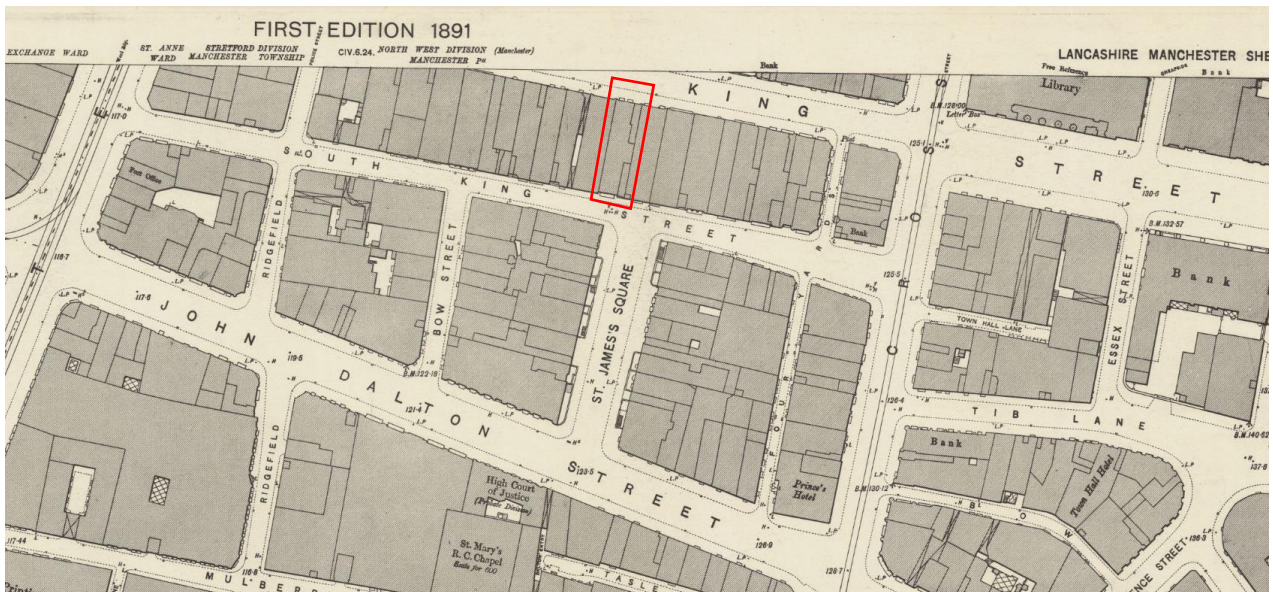
44 King Street, 1981, Manchester Archives, Application Property to Right of Picture



Lewis's Map of Manchester, 1788. Approximate site of application property in red.



Manchester and Salford Sheet 28 Surveyed: 1849, Published: 1851.
Approximate site of application property in red.



1891 Manchester - Lancashire CIV.10.4 Surveyed: 1889, Published: 1891
Approximate site of application property in red.