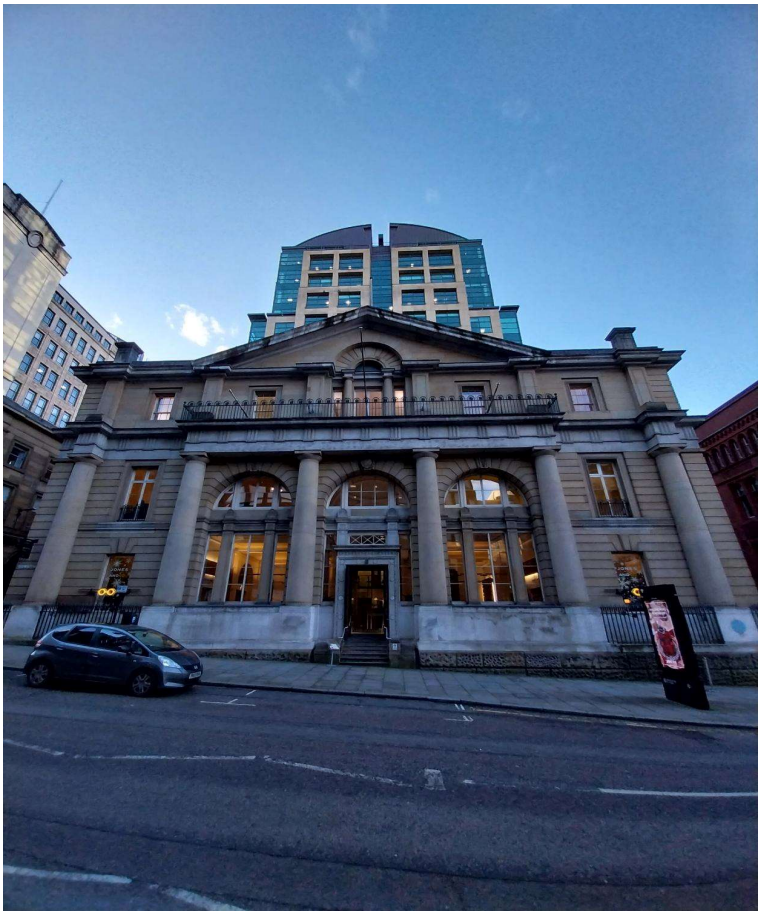
Heritage Statement

of 82 King Street, MANCHESTER, M2 4WQ

On behalf of
Priority Manchester Ltd.



August 2024

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Reference
JIS/M240793

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Contents

1.0	Introduction	2
2.0	Scope of Work	2
3.0	Impact Appraisal of Proposed Works	2
4.0	Photographs	3

1.0 Introduction

82 King Street is grade I listed building (entry 1291596), which is located in Manchester city centre. The property was constructed in the 1840s, completed in 1846 and has received various alterations refurbishments. At present, the property has multiple commercial office spaces.

The subject works are limited to safety film installation to the balcony doors on Essex Street and no.3 windows to the rear of the bank building.

A Heritage Statement is required due to the potential impact the proposed works could have on the identified heritage assets.

This statement has been prepared in the context of relevant national and local heritage planning policy. The statement is presented to accord with the national policy requirement of NPPF paragraph 128, to describe the potential impact of the proposed works on the identified heritage asset.

2.0 Scope of Work

The Specification included the following works:

- The installation of AV4 mil Clear safety film on no.3 windows and balcony doors, with the key objective to ensure the current glazing meets Health and Safety standards whilst having no impact on the buildings fabric or appearance.
- AV4 mil Clear safety film to be installed by Optimum Signs.

3.0 Impact Appraisal of Proposed Works

Building Element	No.3 windows and the balcony doors on Essex Street.
Proposal	AV4 mil Clear safety film installation.
Impact justification	No impact – The works are required to resolve health and safety concerns with the strength of the doors and windows glazing making a positive contribution to the existing asset (paragraph 196 and 203). Due to the inability to confirm the current glazing meets the requirements of BS EN 12600, safety film installation is required as it is in proximity of tenanted areas. There will be no impact on the architectural, historical character and appearance of the building due to the safety film being fully transparent. The works will result in safety film installation to the areas above, mitigating health and safety risks associated with shattering glass. The AV4 mil Clear safety film will be sourced from Alpha-Vision as it provides a optically clear appearance that upgrades existing glass to meet the requirements of EN12600 Class 2B2.

82 King Street, Manchester is of significant historical, technical and architectural significance for the city of Manchester. The Former Bank of England building was built in the 1800's, during the industrial revolution and represents developments made throughout the built environment in this era. Existing glass in the location above will be altered by the application of a clear safety film, albeit the film will be clear and will not be visible once applied, this will conserve the existing glass in a way that can be enjoyed by future generations (paragraph 195).

The impact assessment demonstrates that overall, the proposals will have no impact on the architectural and historical character of this grade I listed building whilst having no impact on the appearance.

4.0 Photographs

Window 1 (External Before 1995 Refurbishment).

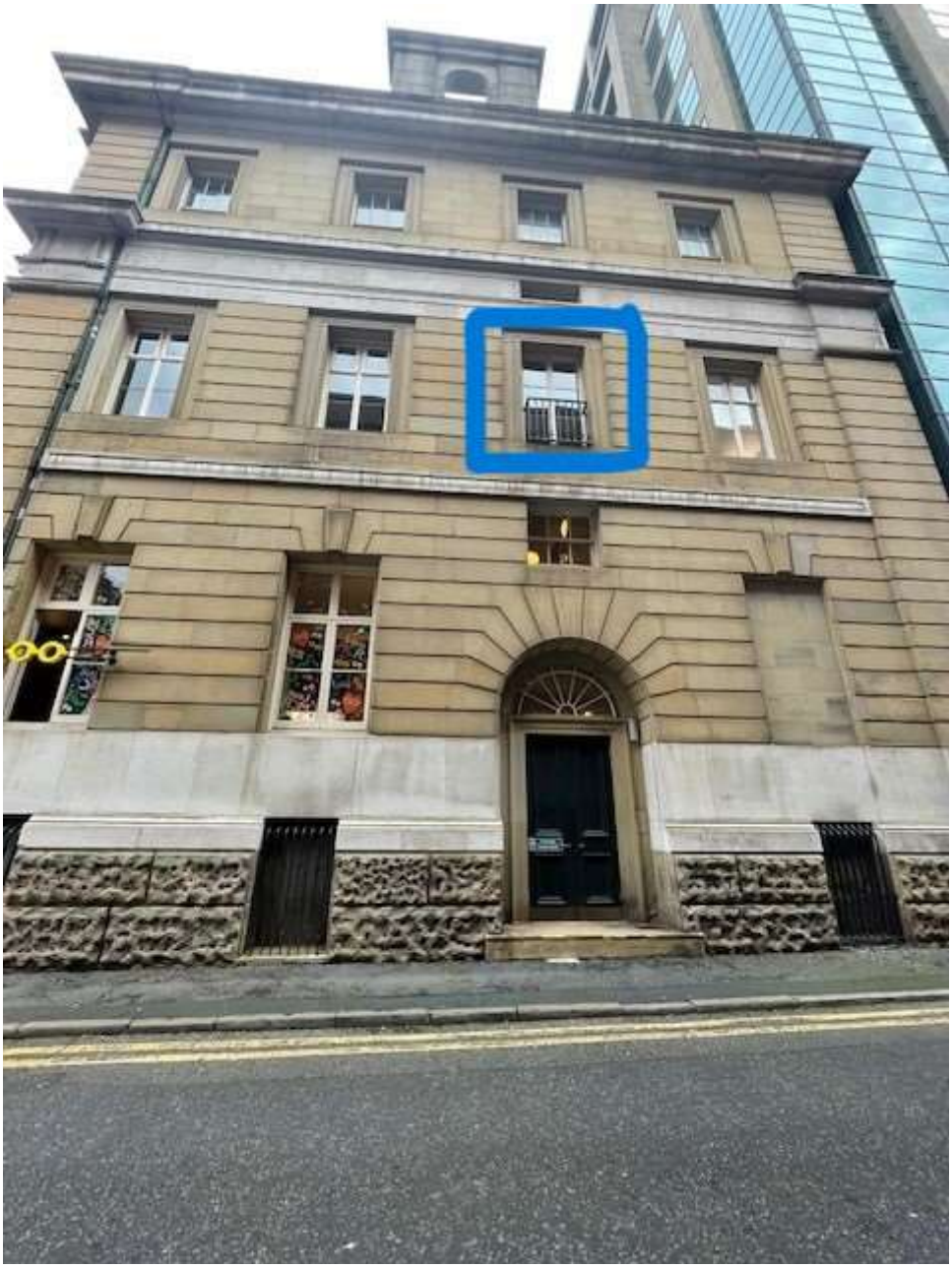
Window 1 (Internal)

No. 2 Windows (External Before 1995 Refurbishment).

No.2 Windows (Internal)

Essex Street Balcony Doors (External)

Essex Street Balcony Doors (Internal)



Essex Street Balcony Doors (taken from Essex Street)