

**Addendum to Heritage Statement
in connection with
proposed alterations to**

86 Cross Street, Manchester

REV A

Prepared by

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To be read in conjunction with
Heritage Statement, July 2024, REV B

Introduction

This addendum has been prepared in order to address the concerns raised by the conservation office and planning case officer on 6th September 2024, and should be read alongside the latest Heritage Statement, and the latest amended plans.

This addition will examine the impact of individual proposals upon the significance of the heritage assets.

External Works

New Shopfront – It has been assessed within the heritage statement that the shopfront has been much altered, internally and externally. The proposal is to install a like for like shop front, reintroducing original details.

Impact – the shopfront has been much altered and as such has lost some legibility. The building derives much of its historical value from the style and design of its external envelope in particular its ornate design. A replica shopfront will not impact upon this value, as the building will continue to be interpreted in the same way. The like for like replacement will maintain the contribution of the shop front in visual terms and overall its impact will be neutral.

Rear Windows (see plan 303 C2) – all of the rear windows will be repaired and repainted rather than replaced. The windows to the rear (6) will be reglazed, removing wired glass and timber infill. The lower windows (7) will remove metal panelling and reglaze. Upper windows (8) will be repaired and wired glass and panelling will be replaced by louvres to accommodate internal plant. Lower windows will be repaired and metal panels will be replaced with glazing, with 1 having louvres at low level.

Impact – The windows in the main are likely original, albeit with some alterations and their retention and repair will enable the building to be readily interpreted on this rear elevation. It should be noted that the extant Listed Building Consent which can still be implemented, consented the removal of these windows. Historic fabric will be retained throughout this element, which will provide a historic benefit, along with the removal of later metal coverings, these elements further revealing significance.

Windows (6) will reintroduce clear glazing, which will provide an element of permeability to the building, creating a positive enhancement. Windows (7) will also introduce glazing where currently modern metal sheeting is in situ, again providing a positive benefit. Windows (7.1) will again add clear glazing, with timbered louvres to the lower section, removing metal sheeting, further revealing the original windows. The timber louvres are of a small scale, and are relatively legible whilst not particularly impacting upon the aesthetics of the rear elevation, replacing unsightly metal coverings along with the introduction of permeable glazing will provide a benefit, and this element of the works is of a positive nature.

Windows (8), proposed to be of timber louvres, are currently wired glass and provide no permeability into the building. The louvres here are an alternative to more intrusive means of mechanical engineering, recommended by the conservation / planning team, and are of a low key intervention given the current window arrangement. Windows (9) will reintroduce the original style of fenestration, removing unsightly mesh and again this is a positive enhancement, further revealing significance. Windows (9.1) will include a small louvre at low level, and as above will reveal significance.

In essence, the works to the rear windows will provide on balance a positive impact, removing unsightly elements of change and replacing with glazing and more appropriate timber louvres.

Flue – due to the conversion of the upper floors not being in accordance with the approved scheme, it is necessary for the restaurant to ventilate in this manner. The flue has been designed to minimise impact, and has tried to appear similar to a soil stack.

Impact – as a modern addition to the building, the flue will be relatively legible as an honest intervention. It has been located to the rear of the building where the significance of the external envelope is lower. Visually there will be some intrusion, but its design and colours have been chosen to reduce the impact, and given the tight knit nature of the alley and the location in a slight recess, this impact is of less than substantial harm.

Internal Works

Stairs to basement – The stairs will be relocated to enable the accessible WC to be installed. This will result in the removal of a section of floorboards.

Impact – The removal and relocation of floorboards will have some low impact upon significance internally. That said, many of the floorboards have been altered over time and have been cut and replaced, rendering this impact low. The benefits of providing an accessible WC should be considered in weighing this harm. With the exception of this intervention, the ground floor plan, arguably of highest significance will be maintained.

Screen to entrance – a screen wall is proposed upon entrance to the building.

Impact – the screen will not be full height and will be readily interpreted. It will not impact upon anything of any significance and its inclusion is neutral.

Extraction system in ground floor – in order to extract fumes and odours etc., the ducting will lead at a high level, across the restaurant, through the modern accessible toilet, being boxed in, and extract through as per elevational detail.

Impact – the impact upon the ground floor will be upon aesthetic and architectural value, providing a low level of visual harm, being purely of a reversible nature.

Condensers – the condensers provide a means of cooling and heating the building. Advice has been given by the conservation officer and case officer to achieve the necessary M & E internally, referencing other planning consents previously granted, and this has been taken on board, with internal air conditioning / heating units being provided in the newly created accessible WC.

Impact – given their location within the newly created accessible WC, behind a stud wall, there will be minimum impact. The provision of the WC is a modern intervention of a legible nature, and the stud wall will not particularly impact upon this area. The provision of internally vented units has avoided the need for more radical intervention elsewhere where significance is higher, e.g. externally mounted units and as such impact will be relatively minor in terms of negativity internally. Should a system that does not involve air conditioning units be implemented, i.e. a conventional wet central heating system, there would be the need for more radical intervention and to this end, the provision of internal condensing units is the least intrusive method and reversible.

Stud walls to basement – reversible stud have been kept to a minimum to create toilet facilities, protecting areas of interest where appropriate.

Impact – There will be a negligible impact upon the plan form of the basement, however, the basement is of no particular rare or unique value. The introduction of stud walls will be legible and obvious, and harm will be at a very low level.

Floor Coverings (see plan 204 C2) – A variety of coverings are proposed across both floors. The basement is currently a screed surface, whilst to the ground floor there are a mix of floorboards, screed and 20th Century tiles. It is

obvious where previous coverings have been used and it is proposed to respect these interventions in the reinstatement.

The basement will have tiles in the toilet, herringbone parquet flooring through the dining area and non - slip covering in the back of house areas. At ground floor there it is proposed to make good the 20th Century tiles and infill where sections are missing with matching tiles. Where timber floorboards are exposed, these will be repaired and infilled where necessary through damage and works to the staircase. The food preparation area will be tiles, overlaying areas previously screeded over. Likewise, the accessible toilet will be tiled for hygiene reasons.

Impact – at basement level, the screed surface is of no particular significance and as such the floor coverings will not impact upon historic fabric. Aesthetically an enhancement will be achieved. At ground floor, significance will be conserved and enhanced by retention of the timber flooring, the finished product being of a high aesthetic quality, revealing the original floorscape to a wider audience. The reintroduction of the 20th Century tiles will conserve this element of significance in terms of later change to the building. The food preparation area will be the introduction of a new surface in an area which has been previously over-screeded and there is no evidence of any previous surface and as such impact historically will be negligible, however a visual improvement will occur. The tiling in the accessible WC will have a negligible impact historically by covering the damaged timber, but as above, a visual improvement will be provided. A mat is proposed to go in the recess upon entrance to the building to enable customers to wipe their feet. This will sit in an existing recess and will cause no impact. In essence the floor coverings will not unduly impact in any areas of high value, and an enhancement is provided in aesthetic terms and as such impact is positive.

Wall Coverings – at ground floor it is proposed to provide new skirting boards, make good plastering to walls, provide plasterboard and plaster skim, oak panelling, provide boxing over panelling and provide wall tiles in the food preparation area.

In the basement similar treatments are proposed, with the addition of repairs and regrouting to existing tiles, repainting of metalwork and the installation of a breathable hygienic wall in the food storage area.

Impact – the walls are currently a mix of plaster and brickwork, and repairs and reinstatement of plaster will provide a finish as would have originally been in the building, therefore enhancing, likewise provision of skirting boards. The food preparation area and toilet are proposed to be tiled for hygiene reasons, which is not an original finish, and will provide a small level of harm. The existing columns will be boxed in oak to a $\frac{3}{4}$ height, and the staircase treated similar. As modern additions these will be able to be interpreted as such, whilst providing a visual enhancement. It is proposed to box in 2 panelled columns, of differing styles and in different conditions, which will cause a level of harm, albeit these columns have been boxed in at different times.

In the basement, the toilets, a new facility are to be tiled, these tiles being on new stud walls therefore accruing no harm. The cleaning and regrouting of tiles will not cause any element of harm, indeed being an enhancement. Where replastering is proposed, this will take the walls back to some semblance of originality, being seen as a positive. A breathable hygienic wall is proposed to food areas, and this will cause an element of harm as a modern addition to the building. The metal walls in the basement will be painted to a dark colour consistent with an Edwardian palette.

In summary there will be some harm caused by elements of the wall coverings, but a positive impact will be obtained by ensuring original finishes in much of the building, change being steered to new incursions.

Ceiling Coverings (see plan 205 C2) – at ground floor it is proposed in the main to carry out small scale repairs to ceiling. Where existing anaglypta paper exists this will be repainted, and much of the remaining areas will be made good and repapered to match. There are some areas of incidental plaster such as where beams are boxed in and these will be painted. The accessible toilet will have a new plasterboard finish to match. At basement, the ceiling finishes are to be retained and painted.

Impact – at ground floor and basement level, the works are seen as a positive.

Summary Table

External	
Schedule	Impact
Shopfront	Neutral
Rear windows	Minor Positive
Flue	Negative
Internal	
Schedule	Impact
Staircase	Negative
Screen to entrance	Neutral
Internal fume extraction system	Minor Negative
Condensers	Minor Negative
Stud walls to basement	Minor Negative
Floor coverings	Positive
Wall coverings	Positive
Ceiling coverings	Positive

Conclusion

Externally the new shopfront will have a relatively neutral impact upon the significance of the building, whilst a minor positive will be created by repairs and enhancement to the rear windows. The flue will have an impact upon significance, however, endeavours have been made to mitigate this impact through location and design.

Internally, there will be some small-scale visual impact by the M & E equipment, however given the current condition of the building and the proposals concerning the floors, walls and ceilings which provide positives, internally consideration should be given to the works in their entirety, along with the provision of the accessible WC, and these benefits and enhancements outweigh what is a small amount of harm.

In summary, the key area causing negative impact is the provision of the flue, but given its design and location, and the positives outlined through this report, along with the benefits of bringing a long term vacant listed building back into active use, along with the generation of employment, these should be considered to outweigh this moderate level of harm. Given the inability to extract elsewhere through the building due to the residential scheme above, the most optimum means of extraction has been chosen.