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HERITAGE STATEMENT

KING STREET CHAMBERS

REVISION

DATE ISSUED

PROJECT REF.

-
JULY 2024
2050

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET
MANCHESTER • M1 3PW

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Image 1: Photograph showing the building from Deansgate.

1.0 INTRODUCTION

1.0

INTRODUCTION



Image 2: Aerial image of the property showing the altered roof with central pyramid roof light.

This Heritage Statement relates to a Listed Building Consent Application for a building on King Street in central Manchester. It assesses the significance and impact of proposed changes to the roof of the property. The subject of this report is addressed from multiple points: 4-14 King Street, 95-103 Deansgate and 1-5 South King Street. The statement was written by Atelier MB in July 2024 and its author is Laura Jessup, MA History and Theory of Architecture, PGCert, Conservation of the Historic Environment.



Image 3: Contemporary photograph showing King Street and Ridgefield.

2.0 LOCATION + DESCRIPTION

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LOCATION

The property fronts the eastern side of Deansgate (95-103) and King Street (8-14) in the main retail area of city centre Manchester. To the rear of the block is Ridgefield, with King Street and South King Street running to either side. The building has two principal facades, with arch headed entrances to 8 and 12-14 King Street and a number of entrances to the individual retail units on Deansgate, including one to the main splayed corner. The elevations to Ridgefield and South King Street are secondary.

DESCRIPTION

The building is four-storeys, dating from the late 19th century. The two principal facades (King Street and Deansgate) are of sandstone and the Ridgefield and South King Street elevations are red brick, showing an archetypal hierarchy of materials. Its style is also typical of Manchester architecture of the period, with the use of canted corners and Gothic styling with vague Italianate references. The design is formal with arched windows to lower floors, and square-headed windows to the top storey. The ground floor features (altered) shop frontages to the two principal facades, and a cornice over. The roof has been re-covered with modern tiles and is no longer in its original form, with flat areas added to front and rear and a central pyramid light. Chimney stacks are no longer present but the top pediment remains to the Deansgate facing side. An extract from the Grade II listing is included here.

SJ8398SE DEANSGATE 698-1/27/102 (East side)

03/10/74 Nos.95 TO 103 (Odd)

GV II

Includes: Nos.1 TO 5 SOUTH KING STREET. Includes: Nos.4 TO 14 KING STREET. Commercial block with chambers over shops. c.1870-80, altered. Sandstone ashlar facades and brick rear (roof not visible). Large trapeziform plan on island site. Muted eclectic style with some Gothic features. Four storeys, 5 bays, symmetrical, with cornice over ground floor, sill-bands to the upper floors, modillioned cornice; C20 shops at ground floor; coupled windows on all upper floors, round-headed, segmental-headed and shouldered on successive levels, all with hoodmoulds except at top floor, but the centre accented with differing fenestration: at 1st floor, a 2-light window in a round-headed arch with shafts, keystone and prominent cornice on brackets; shafts with carved capitals to those at 2nd floor; and a 3-light window at 3rd floor; and a tall pedimented dormer above, with round-headed 2-light window. North return has alternate bays slightly projected, with round-headed 2-light windows at 1st floor but otherwise similar fenestration. Interior not inspected.

Listing NGR: SJ8367698298

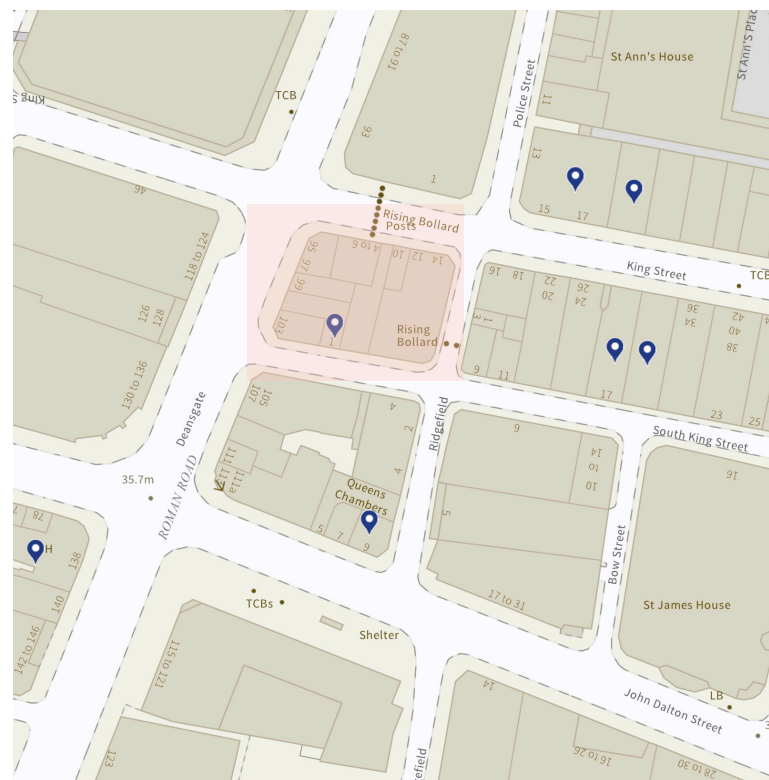


Image 4: Location of King Street Chambers, with all listed buildings marked in blue.

3.0 HISTORY

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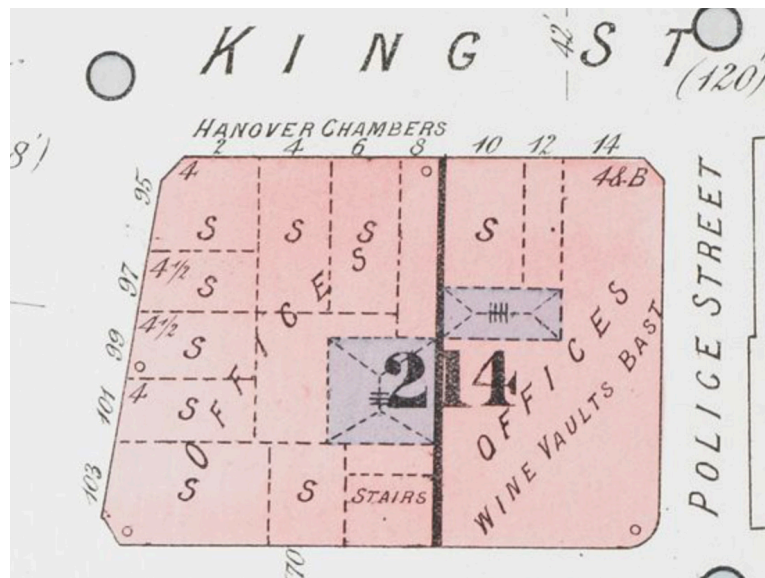


Image 5: Extract from Goad's Insurance map, 1886.



Image 6: Historic photograph of building, as viewed from Deansgate in late 19th century.

The building dates from the later decades of the C19 and was constructed as retail units to the ground floor, with office accommodation above. It is one in a series of high-quality commercial buildings which line Deansgate, a main thoroughfare in central Manchester.

Deansgate originated as a link between the Rivers Medlock and Irwell and developed in the early 1700s at a time when a quay was built at the Irwell. Commercial properties were constructed, alongside various institutions, eventually flanking the route between Knott Mill Station and the Cathedral, including the vast Great Northern Railway Warehouse, the Grade I listed Rylands Library (1890, Basil Champneys) and the last surviving Victorian shopping arcade in the city- Barton Arcade (Grade II). Behind Deansgate, St Ann's Square houses the church of the same name (dating from 1712) with a pedestrianised square laid out in the early 18th century and surrounded by several buildings of architectural merit.

The site sits in the St Ann's Square Conservation Area which was designated in 1970 and Deansgate Conservation Area is immediately to the South. Both areas contain a diverse mix of architecture with an overall high quality of design and, along with Upper King Street Conservation Area, form the core of the Victorian city.

Archival references show the building itself was previously known as Hanover Chambers. It appears with this name on the Goads Fire Insurance map of 1886, where it is noted that a wine bar existed within the basement. An entry in the 1895 Slater's Trade Directory shows a diverse range of tenants including artists, land agents, a surgeon and an auctioneer, all of whom would have leased individual spaces within the building, taking an office or part of a floor.

Historic images show that the roof form was altered in the 1980s. This involved the removal of the original roof and its replacement with a simpler hipped form. In addition, a glass lantern rooflight with slate sides was added and two areas of flat roof created, both covered in long runs of lead. The chimney stacks were also removed at this time. The new roof was covered in composite tiles, which themselves have been subject to a series of repairs and replacements.

More recently, in 2014, the upper floors have been refurbished as apartments, with ground floor units remaining in commercial use, tenanted by various retail and food and drink outlets.

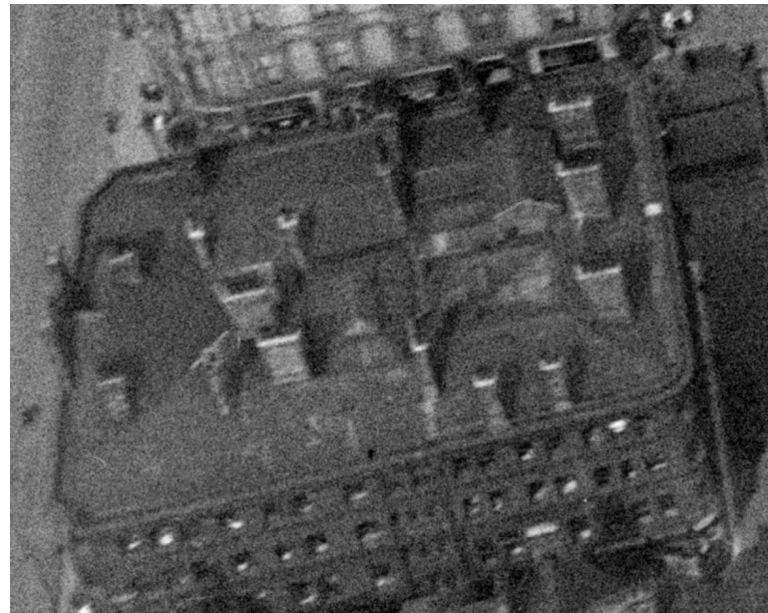


Image 7



Image 8



Image 9



Image 10



Image 11

Photographs showing the changes to the roof.

Image 7: 1927, Aerial photograph showing original roof form.

Image 8: 2024, Contemporary image of roof.

Image 9: 1990, Aerial image of altered roof.

Image 10: 1950s, Photograph showing roof level with chimneys along King St.

Image 11: 1980, Photograph showing roof level with chimneys removed.

4.0 SIGNIFICANCE

4.0 SIGNIFICANCE



Image 12: left hand side showing original roof form and right hand side showing altered roof form.



Image 13: View of Deansgate, with building on right-hand side of road, mid-20c.

The building has a degree of heritage significance, as demonstrated by its Grade II listed status.

There is a high level of aesthetic and historical value to the elevations and the property is a good example of its type and period. It holds evidential value, reflecting the development of wealth and commerce in 19C Manchester and the accompanying formal architectural design style of the period. The loss of some features at parapet level has eroded some evidential value.

Communal value is derived from its location on two of the busiest shopping streets in the city centre, forming an attractive and valuable part of the street-scape. There is a distinctive group value to properties in this part of Manchester, with a commonality between buildings of a different but complementary style on King Street, Deansgate and the wider Conservation Area.

The roof is an important component part of the building. It was subject to significant alteration in the 1980s during which time the form and appearance have been altered to a simplified hipped version, including two flat areas to the front and rear of the property (lead covered, on a shallow gradient) and a dormer. The aerial photographs included in this report clearly illustrate these changes.

Photographic evidence shows that historic chimney stack features had been lost by 1980, including the original two which previously sat to either side to the front pediment.

The changes to the roof have simplified its form and eroded its significance, removing original decorative architectural features and altering the characteristic roof-scape. Furthermore, the quality of replacement roof surface is low and the use of composite tiles is not considered to be appropriate in heritage or functional terms. The leaded areas of flat roof have been laid in unsuitable lengths, resulting in issues with water leaks. Modern tiles have broken and are in poor condition in numerous locations. Ongoing issues with the condition of the roof risks continuing and worsening damage to historical fabric internally and, left unaddressed, represents a risk to retaining the significance of the asset.

The existing shop frontages are in an altered form with modern finishes, detracting somewhat from the original design intent but continuing to provide active street frontage.

5.0 PROPOSALS + IMPACT

5.0 PROPOSALS + IMPACT



Image 14: Contemporary photograph showing composite tiles and poor condition of roof.

The proposals are primarily intended to address ongoing long-term issues with water ingress from the roof. As a consequence of a series of inappropriate alterations and incorrect use of modern materials over a number of decades, the roof now requires significant work which is beyond simple like-for like repair.

Changes can be found on the drawings accompanying this application and are as follows:

Removal of the existing non-original roof covering (tiles); replacement of failing roof light glass panels to non-original roof light (like-for-like); removal of existing timber battens and non-breathable felt; fitting of replacement timber battens and new breathable felt; replacement of all lead work; additional insulation on the line of the ceiling (from above); re-cover roof using traditional slate; install a new safety access system to ensure ongoing access for maintenance; replace and rework gutters; renew lead to parapet and increase covering to projecting brick detail along inside of gutter; replace existing lead covering to larger flat roof section with tern coated steel; replace smaller flat roof covering with new lead in reduced lengths (to new falls); renewal of failing lightening protection; minor repairs to facade and windows (extent is subject to inspection from scaffold and following paint analysis of timber window frames).

The replacement of existing modern tiles with a more appropriate and historically accurate slate covering is considered to be an enhancement, both visually and in terms of long-term protection of the asset. This has the benefit of improving the condition and aesthetic values. The replacement of non-original timber battens and use of breathable felt is necessary and will improve the structural capability and integrity of the roof. Additional insulation will bring thermal benefits and will not impact upon internal ceilings from below. The lead currently in-situ to flat roof surfaces is not performing as it should and its replacement with new lead to the smaller roof and tern coated steel to the larger roof will have no visual impact and offers a long-term solution to the water ingress issues. Like for like glazing repairs to the roof light will have a neutral impact. In general, the roof-scape has already been significantly altered from its original design. Maintaining the existing form whilst undertaking appropriate upgrading and repairs will have a neutral impact upon the aesthetic values but a substantial benefit to the longevity of the building.

Increasing the lead covering slightly at gutter level and ensuring the falls for rainwater dispersal are at the correct level and renewing the lead will all improve the condition of the roof and lower the risk of water ingress.



Image 15



Image 16



Image 17



Image 18

The repairs to the façade and redecoration of windows will be a further enhancement, ensuring the historical and aesthetic values are retained and condition improved. Paint analysis has been undertaken and will be used to inform the window frame colour scheme.

Across the roof, the careful application of more historically sensitive and robust materials is deemed to be an enhancement to the current situation. The proposals include a new safety access system, which will be positioned and fixed in a way which involves minimal visual impact and keeps penetrations to fabric at a low level.

The proposals are intended to safeguard the asset into the future and minimise the risk of further deterioration and loss of significant fabric. To this end they represent an enhancement to the building and Conservation Area. These proposals are not considered to represent any degree of harm to the significance of the listed asset.

Image 15: Existing view of lightning protection system.

Image 16: Lead and tiles to roof.

Image 17: View of flat roof section with lead.

Image 18: View of tiles and roof light lantern.

6.0 PLANNING CONTEXT

6.0 PLANNING CONTEXT



Image 19: King Street Chambers in 1990 (left) and 1980 (right).

The main heritage planning considerations affecting this site are its Grade II listed status and its position within the Conservation Area.

The legislation concerning built heritage is contained within Planning (Listed Buildings and Conservation Areas) Act 1990. Government Policy is set out within the National Planning Policy Framework (NPPF, updated 2023). Local planning policy is set by Manchester City Council.

Statutory legislation states that special regard should be given to 'the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.' Clause 66. Planning (Listed Building and Conservation Areas) Act, 1990.

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed.

This report meets the requirements of NPPF, paragraph 200, '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'.

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 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.'

The significance of this building will be retained and enhanced through repair and improvement. Works are considered compatible with historic fabric and significance there is no harm resulting from the proposals. The re-roofing of the building has the benefit of retaining and enhancing the asset and is an improvement to the Conservation Area.

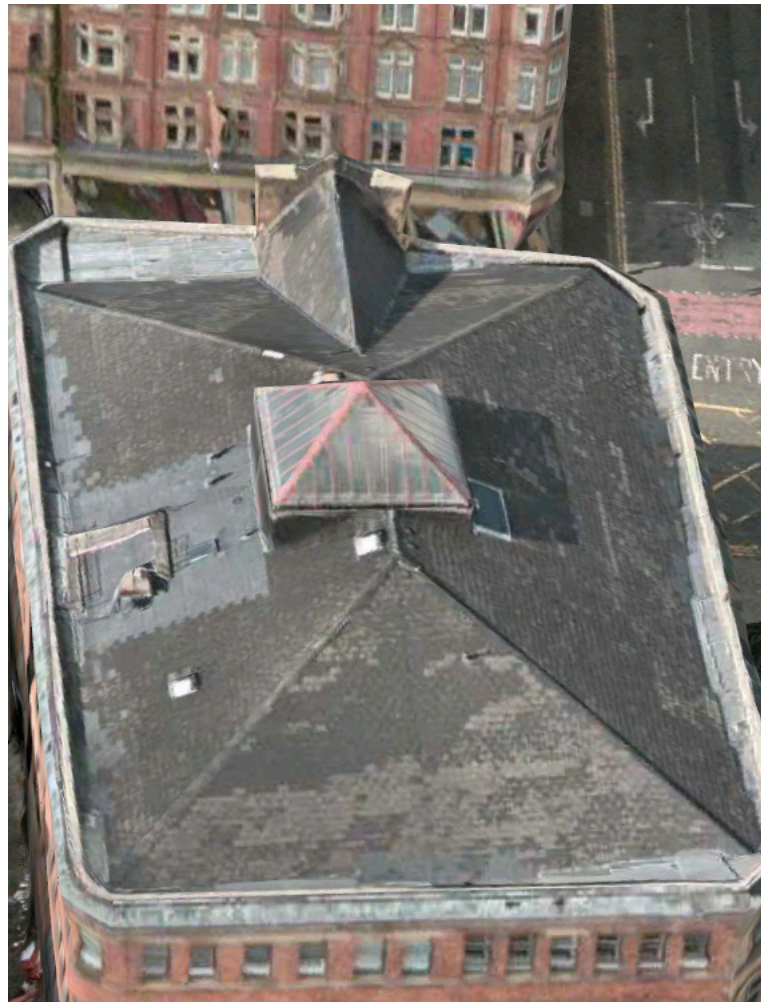


Image 20: Contemporary aerial image.

Paragraph 205 states, 'When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'

Proposals have been designed to protect and conserve the building, reducing the risk of harm from water ingress.

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.'

Proposals are not considered to result in any level of harm to the asset and bring substantial benefits. They are seen as necessary, proportional and sympathetic to historic fabric and significance.

Local Manchester City Council policy follows the principles established in the NPPF and is contained within the Local Development Framework Core Strategy, 2012. Of particular relevance are CC9, which states that development should preserve or enhance listed assets; and EN3 which states the Council will encourage development that complements and takes advantage of historic and heritage features of neighbourhoods.

Places for Everyone is Greater Manchester's joint development plan. Policy JP-P2 relates to heritage and states that particular consideration will be given to ensuring 'the significance of key elements of the historic environment which contribute to Greater Manchester's distinct identity and sense of place are protected from harm' and that positive management and integration of heritage should be informed by 'delivering positive benefits that sustain and enhance the historic environment as well as contributing to the economic vitality, accessibility and environmental quality of a place.'

The proposals are considered to accord with local and national policy.

7.0 CONCLUSION

7.0 CONCLUSION



Image 21: Contemporary aerial view of roof showing composite tiles and lead.

These proposals are designed to address ongoing issues with the roof, which has undergone significant alteration in the last decades of the 20th century. Such is the extent of the repair now needed, that a total renewal is now considered necessary in order to protect the building in the long term.

This application seeks to remove inappropriate, non-original and failing build fabric and replace it with more traditional and suitable alternatives. In addition, minor amendments to falls to allow rainwater to disperse are proposed.

Limited repair to the elevations is proposed once access has been achieved, along with window redecoration in a colour to be agreed.

The design approach and materials suggested are considered to be appropriate and sympathetic to the historic asset.

The changes will not result in any degree of harm to the listed building and its significance and are in accordance with local and national heritage policy.

The replacement of the roof and associated gutter works will result in an improved condition of the building, safeguarding its future and lowering the risk of ongoing damage to the asset.

OLD PLACES • NEW STORIES

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