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Our Ref: 8717 – Zambrero Cross St

HERITAGE STATEMENT

(Prepared in accordance with DCLG 01/06, CABE Guidance Notes & Section 16 of the National Planning Policy Framework)

CLIENT Zambrero UK
LOCATION 59 Cross Street, Manchester, M2 4JW.

Introduction:

This statement is submitted to support the listed building application for the proposal of a new retail unit with new signage (ground floor and basement level) in line with the local SPD - Supplementary Planning Document, and Section 16 of the National Planning Policy Framework (*NPPF*). Conserving and enhancing the historic environment, providing a positive strategy for the conservation and enjoyment of the historic environment (*NPPF para 196*). The heritage assets have been assessed during the design process, with much care taken to ensure that the historic fabric of the building has been retained. It is considered that this substantiates a conservation-led approach, in line with both local and national planning policies.

In line with the council guidelines on listed buildings conservation areas and buildings of historic value, careful consideration has been taken to ensuring that the character of the building is retained and enhanced within the proposals. The Proposed works will have a negligible impact upon any historic features of the building, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (*NPPF para 195*). The proposals have a negligible impact on the surrounding area, and a positive contribution to local character and distinctiveness (*NPPF para 196*).

It is considered that the proposal will have negligible effect on the historic character of the building and no impact upon the surrounding conservation area.

COMPONENT	STATEMENT
1.01 Context	59 Cross Street is located in Manchester. The proposed project comprises of ground floor and basement level works only. Proposals include intentions to fit out a new Zambrero restaurant in this space; some adjustments will need to be made for this. The unit is listed.
1.02 Use	This proposal is to add new signage in place of the old, fit new customer facing surfaces (flooring, decorations, etc), install new furniture, fit a new serving area, fit out a new food preparation/kitchen area (no extraction systems proposed) and upgrade staff facilities. This will involve the erection of new stud walls and partitions; however, this does not include any structural works. We do not intend to alter any listed elements on or in this building, no significant heritage assets affected.
1.03 Amount	Ground floor and basement level.
1.04 Layout & Appearance	The layout within will be changing (as plans) to suit the building's new use, this will only be new stud walls and partitions etc. We do not intend to alter any listed elements on or in this building.
1.05 Scale	The scale & proportion of the new installation will suit the building envelope & well be in harmony & keeping with surrounding shopfronts along the 'High Street'.
1.06 Listing Review	<p>Grade 2 Listed Building.</p> <p>"Red brick with sandstone dressings, red tiled roof. Curved trapeziform plan on end-of-block site. Gothic style. Four storeys and attic, eight windows including corner and Cross Street side; stone ground floor and frieze with Tudor-flower and grotesque ornament; slender chamfered shafts of brick and stone rising to a large gable in each main facade and two small gables over the corner, all with tourelles and finials and linked by open-work parapets, stone spirelet to end of Cross Street facade, steeply-pitched roof with small hipped dormers and large clustered chimneys. Ground floor of each facade has two wide elliptical-arched windows with moulded heads, a 2-centred arched doorway to the left of the Princess Street facade, with carved enrichment and traceried overhead (C20 shopfronts inserted in corner); 1st and 2nd floors have tiered mullion-and transom windows to the gabled bays, those in the main facades canted and those at the corner bowed, all with terracotta traceried panels between the floors and elaborately traceried open-work parapets, and various other transomed windows; 3rd floor has mostly 2-light windows with Gothic enrichment, including 2 in the Princess Street facade with carved stone gablets; gables have 2-centred arched windows with tracery." (NPPF para 200).</p> <p>Listing NGR: SJ8384798200</p> <p><i>Historic England, accessed 16/05/2024:</i> https://historicengland.org.uk/listing/the-list/list-entry/1246960?section=official-list-entry</p>
1.07 Summary	In considering this design all aspects of local & national policy have been considered for retail regeneration in the area. Further we have considered the surrounding finishes, designs & materials & have proposed all architectural form, material, colour & texture to be visually impressive & not the least to function clearly for the purpose intended.

Impact of the proposed changes on the listed building:

We have carefully considered this proposal in relation to the listed building / conservation area during the design process. Whilst we recognise that the building is indeed listed, these changes are not expected to have any negative impact on the historic value and relate to the existing modern features within the building.

Zambrero recognise that historic features of important buildings and the surrounding conservation areas should be preserved. If left as existing, the existing features would appear dated and would not be in line with the new SPD and remaining historic character of the building. During the conservation-led design process, careful consideration was taken not to impact upon the existing historical features of the building.

Overall, we have carefully considered the amount and location of the proposed work in relation to the historic elements within the building. In the light of this, the proposals comply with planning policy and there is no adverse impact on the historic character of the building.