



111 Deansgate Heritage Assessment

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c/o Path Design

Buttress

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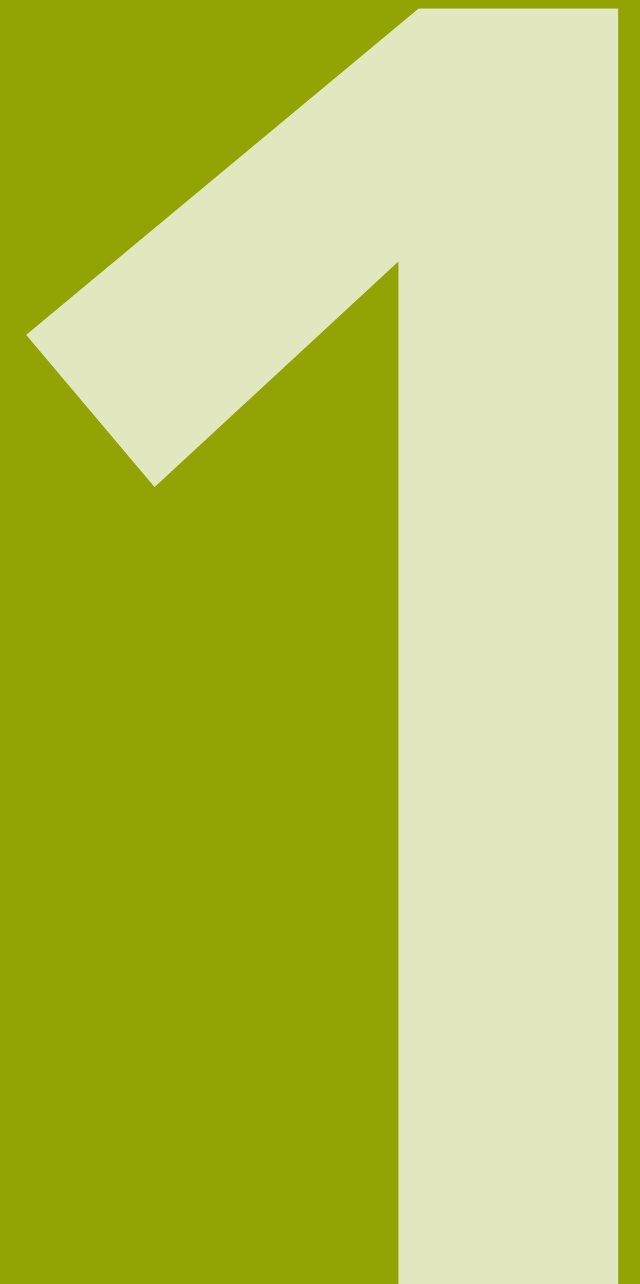
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1 Introduction





Introduction

This Assessment has been prepared to support an application for Listed Building Consent for limited works to 111 Deansgate, a grade II listed building.

Background

The following report provides an understanding of the heritage context of the site, and provides a breakdown of heritage significance, and assesses the potential impacts of the proposed scheme on this significance.

Methodology

The following Heritage Assessment has been written in accordance to the requirements of Chapter 16 of the National Planning Policy Framework (2023).

The document surveys the heritage, providing an overview of important information to foster better understanding of the site and its context. This is followed by an assessment of significance, the detail of which is required to be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

An assessment of the potential impacts of the proposed development on the heritage is then provided in accordance with the methodology outlined in 6.0 Heritage Impact Assessment, and in-line with the requirements of paragraphs 205-214 of the NPPF (2023).

The document follows best practice guidance, such as Historic England's Statements of Heritage Significance (2019), Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017) and Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment (2008), and BS7913 - British Standards Guide to the Conservation of Historic Buildings.

Authorship & Ownership

This document has been prepared by Jenna Johnston MA (Hons) MSc IHBC, Associate Heritage Consultant and Freya Needham MA, Heritage Consultant at **Buttress**.

Location & Description

Unit 111 is situated on the groundfloor of Queen’s Chambers. The Queen’s Chambers building occupies the block bounded by John Dalton Street, Deansgate, Back King Street and Ridgefield.

The unit within this report faces onto Deansgate.

The building is situated within the St Ann’s Conservation Area.

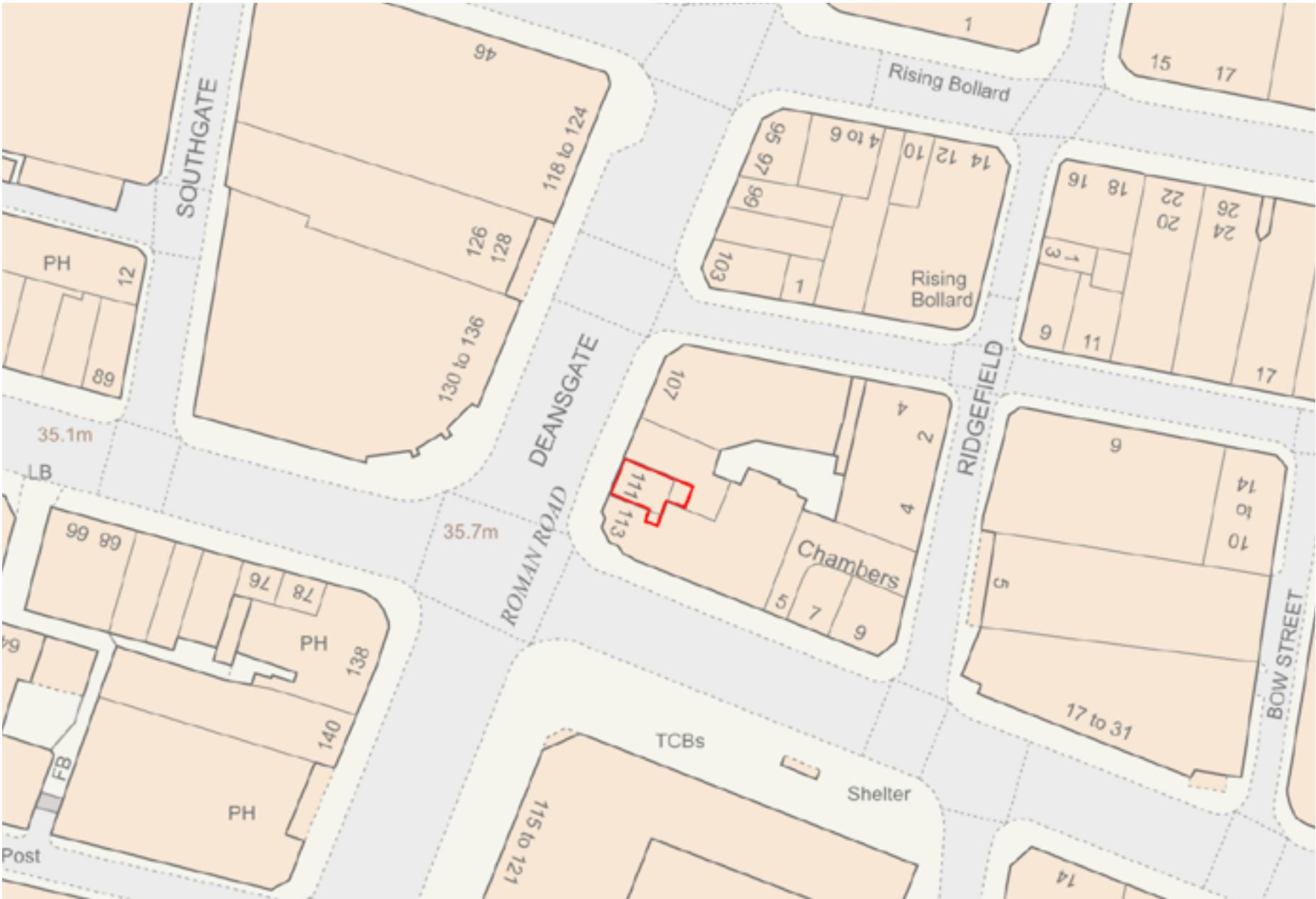


Figure 1 Location Plan showing the extent of Unit 111 Deansgate in red

2 Understanding the Heritage





Figure 2 General illustrative exterior images

Understanding the Heritage

This Assessment has been prepared to support an application for Listed Building Consent for limited works to 111 Deansgate, a grade II listed building.

Designation

111 Deansgate is a grade II listed building.

The building is located within the St Ann's Square Conservation Area. It borders the Parsonage Gardens and Deansgate Conservation Areas.

Description of the Designated Asset

Commercial building with offices over shops and bank. 1876, by Pennington and Bridgen; altered. Sandstone ashlar, slate roof. Large trapeziform plan on island site, with canted corners. Gothic style. Four storeys over cellars, 5 bays to Deansgate (plus the corners), symmetrical; with polygonal piers, string courses and sill-bands (the topmost with grotesques projected from the piers), the corners and alternate bays with shallow canted oriel windows to the 1st and 2nd floors and gables above. C20 shop-fronts at ground floor, and at the right-hand corner a canted 3-bay open arcade of moulded 2-centred arches (the centre larger) carried on 2 columns of polished granite with carved caps, various forms of enrichment including honeycombed spandrels and parapet with quatrefoils; mullioned and transomed windows on all floors (except the outer bays which have

single-light windows), all with leaded glazing in arched upper lights; embattled parapet to corner oriel; steeply-pitched gables with quatrefoils and finials. Seven-bay return side to John Dalton Street in similar style but asymmetrical, lacking the gables, and with the former bank front of 3 large mullioned windows and an arched doorway at ground floor.¹

Figure 3 Example of cornicing and the former bank gate



Interior

The scope of this proposal and impact assessment is limited to the unit at 111 Deansgate.

The interior of the unit has been largely stripped of its previous fit out, with the exception of some finishes and storage.

There is very little surviving evidence of historic finishes or details. Some cornicing is visible, some moulding to a beam, and an iron gate that has been fixed in place which is presumed to relate to the prior use.



Figure 4 General illustrative interior images

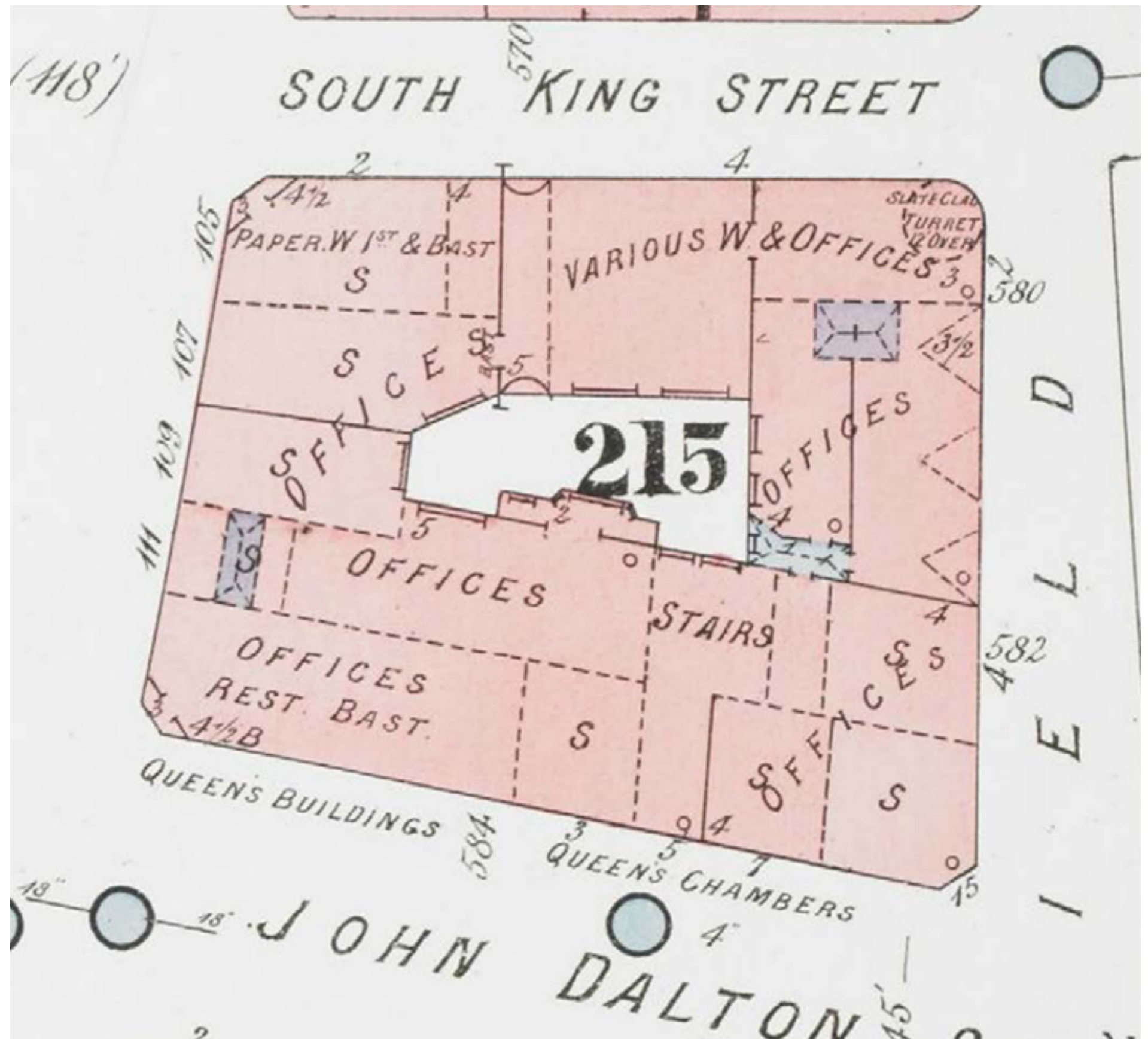
Figure 5 1890s Goad Insurance Plan showing units 109 and 111 as shops with offices above.

History & Development

Queen's Chambers was designed by Pennington and Bridgen. This architectural partnership were responsible for a number of buildings across Greater Manchester, and within the city centre, making a significant contribution to the historic built environment of the present City.

The 1883 directory shows Unit 111 as John Lee Jewellers. In 1911 it is shown as George Glass jeweller.

The unit has always been in commercial use, with different tenants and retail types.



3 Assessment of Significance



Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural & Artistic Interest

These 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

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.

Assessment of Significance

Following guidance outlined in Historic England’s *Conservation Principles, Policies and Guidance* (2008), along with the more recent *Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets*. For the purpose of proportionality, the following section will aim to assess any heritage interest(s) that may be present in the area of the proposed work. This is not an assessment of significance for the whole designated asset.

The level of significance will be assessed based on the scale below:

Levels of significance

Exceptional	Heritage interests having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments and UNESCO World Heritage sites.
High	Heritage interests having national importance, usually found where assets are designated at grade II*.
Medium	Heritage interests having regional importance, usually found where assets are designated grade II. Also, generally applies to Conservation Areas.
Low	Heritage interests that make a positive contribution to their area, group or setting. Usually, non-designated heritage assets and historic townscapes.
Neutral	Historically unimportant.

These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.

Proportionality

In accordance with Chaper 16, para 200, the level of detail provided in the following is proportional to the scale of development, and no more than is sufficient to understand the potential impact of the proposal on their significance.

The proposals are limited to fit-out and signage of Unit 111.

Significance of Unit 111

1.1.1 Archaeological Interest

The contribution of Unit 111 to the overall archaeological interest of the designated asset is limited. There is no archaeological interest to record in relation to Unit 111. Therefore there is **no/neutral** archaeological interest.

1.1.2 Architectural & Artistic Interest

The contribution of Unit 111 to the overall architectural and artistic interest of the designated asset is limited. There are some elements of higher interest present on the interior, including the original cornicing around the perimeter of the unit and the fixed gate. These are of **medium** interest due to limited survival and limited quality. Existing modern finishes and interventions are of **no/neutral** heritage interest.

Overall, the architectural and artistic interest of Unit 111 is **low**.

1.1.3 Historic Interest

The contribution of Unit 111 to the overall historic interest of the designated asset is limited. There is some limited illustrative interest through prior historic uses of the space and its relationship with the space upstairs as a whole commercial unit, though this is not evident through surviving fabric.

Overall, the historic interest of Unit 111 is **low**.

Significance of Potentially Affected Areas

1.1.4 Principal Elevation

The principal elevation of the designated asset is of **high** significance. The existing glazed wall and door entrance is of **neutral** heritage interest.

1.1.5 Ceiling Cornice Detail

The existing limited cornice detailing is of **medium/high** significance due to its limited survival and quality.

1.1.6 Wall, Floor and Ceiling Finishes

The existing contemporary wall, floor and ceiling finishes are of **neutral-intrusive** heritage interest.

4 Summary of Proposals



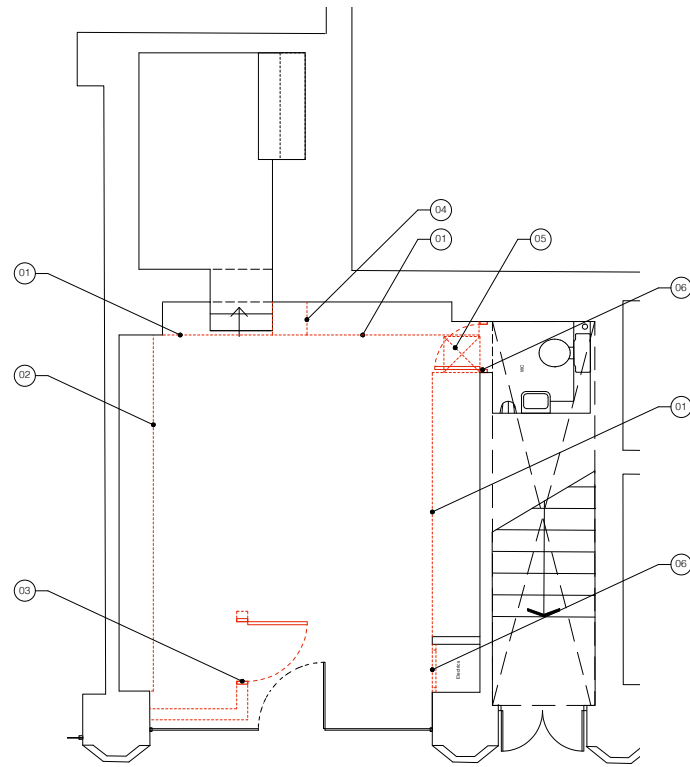


Figure 6 Existing Plan with demolition

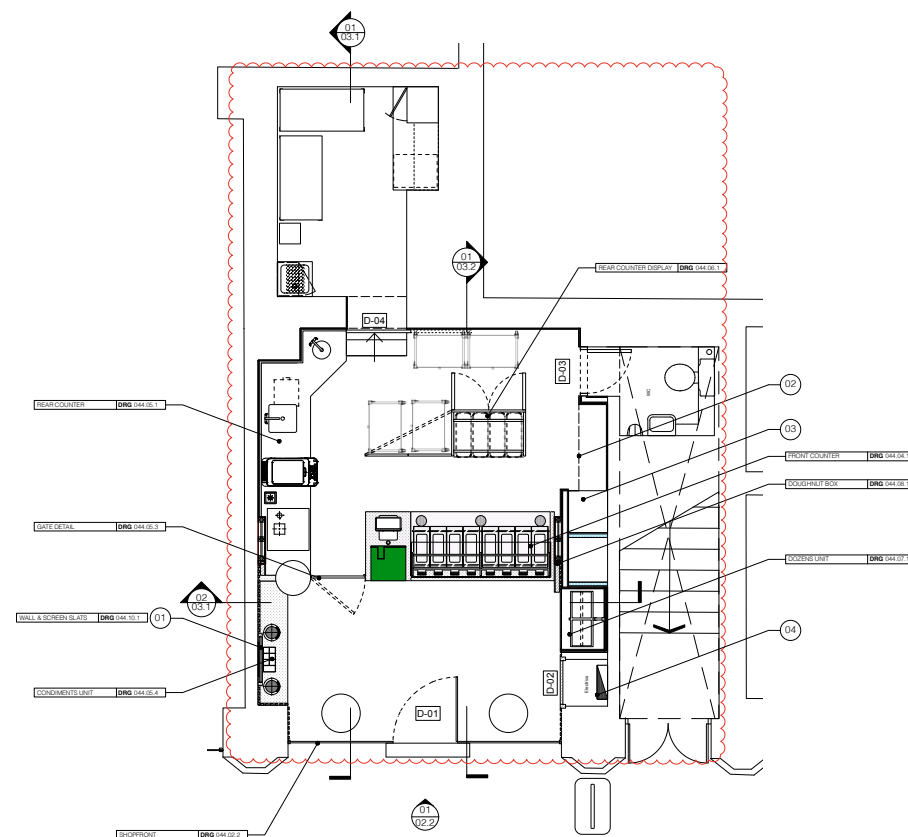


Figure 7 Proposed General Arrangement

Summary of Proposals

A brief summary of the proposals being assessed for potential Heritage Impacts. This section should be read alongside drawings and document submitted as part of the Listed Building Consent application.

Interior

Works to the interior constitute a number of removals from the prior tenancy. This includes removal of cupboards at low and high level, removal of the feature soffit and bulkhead, removal of the partition with the door, and removal of the high level access ladder for maintenance to the mezzanine deck.

Once removal has taken place, the works for interior fit out and tenancy use will take place. This will incorporate installation of some new partitions and finishes, sliding doors, a replacement of an existing door, installation of new cupboards, installation of a 60min fire rated meter over box to cover electricals, and the installation of counters, displays and furniture. New partitions and finishes will be fixed to the existing plasterboard wall linings.

Front of house areas will be painted and decorated above 3.6m. Back of house areas will be painted and decorated above 3m.

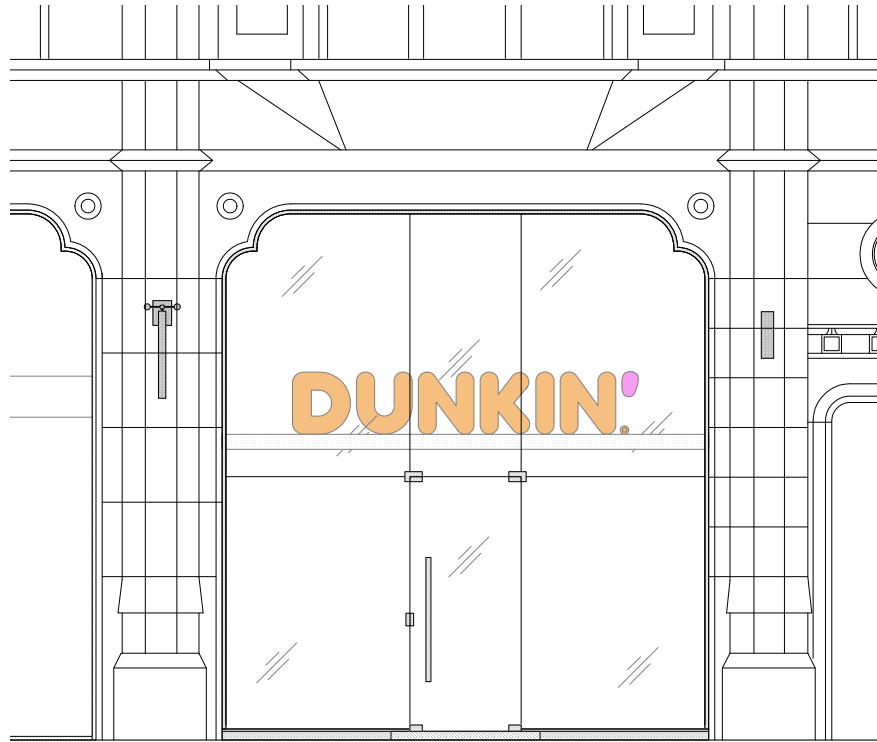


Figure 8 Existing Shopfront

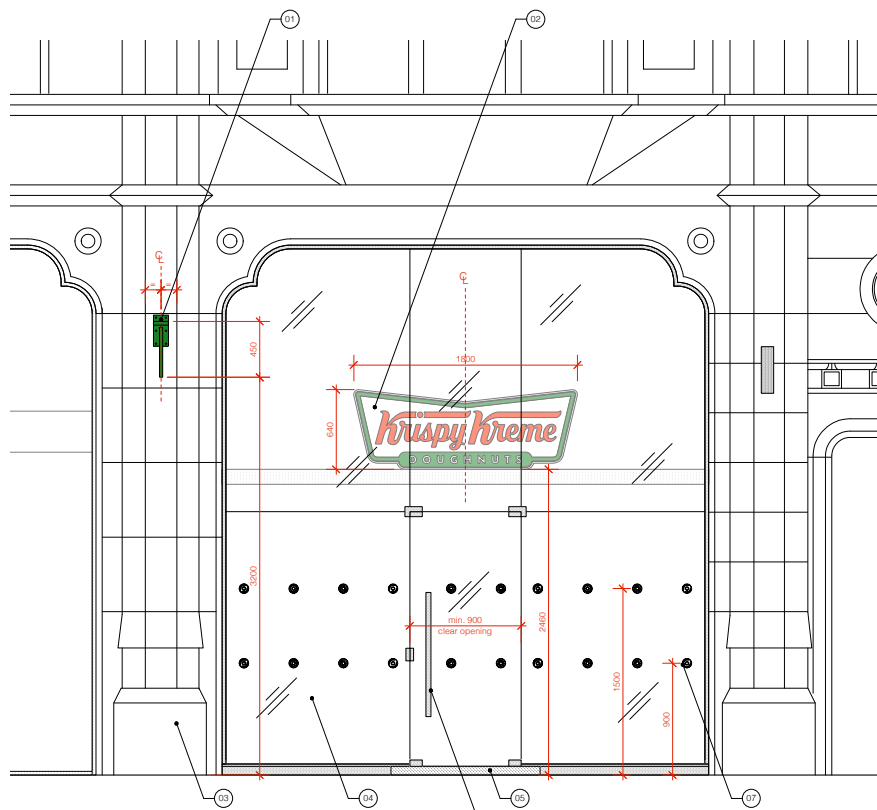


Figure 9 Proposed Shopfront

Exterior

The existing sign board will be removed and replaced by a 700 x 400 projecting sign board to be suspended from a bracket with external illumination, using existing fittings.

The existing facade will be retained. The existing glazed shopfront will have some repairs and cleaning where necessary. A new stainless steel door handle and fittings will be used.

5 Heritage Impact Assessment



Heritage Impact Assessment

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 1 Significance/Scale of Impacts Table

No Change	Negligible Change	Minor Change	Moderate Change	Major Change
No material change to the heritage asset or its setting.	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.	Changes to an element, including replacement, or insertion of a new element, where the asset or its setting has clearly been modified. Noticeable indirect impacts.	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Figure 2 Definition of types of change

Major beneficial	Moderate beneficial	Minor beneficial	Neutral	Minor adverse	Moderate adverse	Major adverse
The proposal will have an exceptionally positive impact on the significance of the heritage.	The proposal will have a substantial positive impact on the significance of the heritage.	The proposal will have some limited positive impact on the significance of heritage.	The proposal does not affect the significance of the significance of heritage.	The proposal will have some limited negative impact on the significance of the heritage.	The proposal will have a substantial negative impact on the significance of the heritage.	The proposal will cause serious and irreversible impact on the significance of the heritage.

Figure 3 Scale of Impact

Assessment of Scale of Specific Impact and Change

The scale of change is based on the level of proposed intervention and how much potential the intervention has to alter fundamental principles of significance of the asset. The scale of impact relates this to the significance of the asset in question.

Severity of impacts is a summation of direct and indirect impacts) and is assigned one of the descriptors; impacts may be adverse or beneficial.

Direct impacts are those that arise as a primary consequence of the scheme. Direct impacts can result in the physical loss of part or all of an asset, and/or changes to its setting. They are usually confined within the development footprint. The magnitude of these impacts will depend on the proportion of the asset affected, and whether its key characteristics of significance and heritage interest would be affected.

Indirect impacts occur as a secondary consequence of construction or operation of the development, and can result in physical changes to the setting of an asset beyond the development footprint.

Scale of Impact captures the extent of the potential impact on the significance of the heritage, either beneficial or adverse.

Harm under the NPPF definitions, is concluded as a result of this process, taking into consideration the balancing and outweighing of harm through social, economic and environmental benefits.

Figure 10 Photograph showing layers of wall finishes and overboarding within the unit



Impact of Interior Proposals on the Designated Asset

The removal of fabric is limited to 21st century tenancy adaptations, not historic fabric of the designated asset.

The new elements being inserted for tenant fit out have no interaction with the historic fabric of the designated asset. The unit has been overboarded, which is visible through some areas of damage in the existing finishes. This layer of overboarding will provide the fixing surfaces, where necessary. New partitions have no interaction with the historic cornicing.

The new interior signage will be fixed to the existing steel beam only.

Overall, the scale of change to the exterior of Unit 111 is negligible, having neutral impact and neutral benefit and causing **no harm** to the asset.

Impact of Exterior Proposals on the Designated Asset

The fixings for the new sign board will re-use previous intervention from the existing sign board where possible. Where re-use of prior intervention is not possible, fixings will be made into mortar joints.

Repair, cleaning, and new fixtures and fittings will have no impact on the historic building.

Overall, the scale of change to the exterior of Unit 111 is negligible, having neutral impact and neutral benefit and causing **no harm** to the asset.

Impact of the Proposals on the Character and Appearance of the St Ann's Conservation Area

The simple changes to the interior and exterior of Unit 111 will have no impact on the character and appearance of the Conservation Area.

The illuminated signage is very similar in application and use the present installations, making the change negligible.

Overall, there is **no harm** to the significance of the Conservation Area.

6 Bibliography + Sources



Bibliography + Sources

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Endnotes

1 '5-15, JOHN DALTON STREET, 105-113, DEANS-GATE, Non Civil Parish - 1210049 | Historic England', accessed 4 June 2024, <https://historicengland.org.uk/listing/the-list/list-entry/1210049>.



Thank you



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