

Planning, Design and Access (including Heritage) Statement

The Chancery, 58 Spring Gardens, Manchester

April 2024

Contents

1. Introduction 3

2. Site and Surrounding Area 4

3. Relevant Planning Policy Framework 7

4. Design and Access 10

5. Planning Appraisal 11

6. Summary and Conclusion.....13

Appendices

Appendix I Site Location Plan

Appendix II List Entry

Report title: Planning, Design and Access (including Heritage) Statement

Prepared by: Kate Wilson (Graduate Planner)

Contributors: Emily Davies (Associate Director)

Status: Final

Date: 26 April 2024

For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Planning, Design and Access (including Heritage) Statement has been prepared by Avison Young on behalf of Topland (No.37) Limited ('the Applicant') in support of an application for full planning permission and listed building consent for the following development at The Chancery, 58 Spring Gardens, Manchester, M2 1EW ('the Site'):

"Replacement of existing door and relocation of the existing crest, with other associated external alterations including the installation of sign, canopy and cctv."

- 1.2 This Statement addresses the relevant planning and heritage considerations, in addition to design and access requirements of the proposals.
- 1.3 The proposed development is presented on the suite of the application drawings accompanying this application for full planning permission and listed building consent for the external alterations proposed.

Supporting Information

- 1.4 The application is accompanied by a suite of supporting documents. The following documents are submitted in support of this application:
- Application form, relevant land ownership certificate (duly signed) and relevant planning application fee;
 - Covering letter;
 - Full set of existing drawings prepared by Axi Studio, including:
 - 'Site Location and Block Plan' (Drawing reference: 23-185-AXI-005)
 - 'Existing Ground Floor Plan & Elevations' (Drawing reference: 23-185-AXI-001)
 - 'Proposed Ground Floor Plan & Elevations' (Drawing reference: 23-185-AXI-100)
 - Planning, Design and Access (including Heritage) Statement prepared by Avison Young;
 - Schedule of photographs.

2. Site and Surrounding Area

2.1 This chapter discusses the site's location, characteristics, and planning history.

The Site

2.2 The site comprises of a five-storey office building located within the administrative boundary of Manchester City Council ('MCC'). A Site Location Plan is enclosed at **Appendix I**. This planning application relates only to the ground floor of the site.

2.3 The site is bounded by four streets and this planning application relates only to the ground floor of the site which fronts Concert Lane

2.4 The building comprises part of the Grade II listed Chancery Chambers (List UID: 1197810), which also consists of 1 Chancery Lane and 55 Brown Street. The List Entry is enclosed at **Appendix II**. The site is also located within the Upper King Street Conservation Area.

Surrounding Area

2.5 The site is bounded to the north by Chancery Lane, to the east by Concert Lane, to the south by Booth Street and to the west by Brown Street. The surrounding area comprises a mix of uses, including offices, hotels, bars, restaurants, cafes, and retail units.

2.6 The site is well-connected to a range of public transport modes, including the St Peter's Square Metrolink stop (approximately 350m to the south), and the Metrolink and bus interchange at Piccadilly Gardens (approximately 450m to the north-east).

Planning History

2.7 A review of MCC's online planning register has been undertaken. The following applications are of relevance to the site:

- 128838/FO/2020- Change of use of 2nd floor from office (Use Class E) to Consulate (Sui Generis)- Approved 12/05/2021
- 128087/LO/2020 - Listed building consent for installation of 2no. flag poles (associated full planning permission application ref. 128086/FO/2020) – Approved 11/11/2020

- 128086/FO/2020 - Installation of 2no. flag poles (associated listed building consent application ref.128087/LO/2020) – Approved 11/11/2020
- CDN/20/0610 - Discharge of condition 3 (final details) related to previously approved listed building consent reference 127203/LO/2020 – Approved 16/10/2020
- CDN/20/0609 - Discharge of condition 3 (final details) related to previously approved planning permission reference 127202/FO/2020 – Approved 16/10/2020
- 127202/FO/2020 - Change of use from office (Use Class B1) to Consulate (Sui Generis) including associated external alterations comprising new ground floor external access, plaque and crest and erection of a flagpole (associated listed building consent application ref. 127203/LO/2020) – Approved 02/09/2020
- 127203/LO/2020 - Listed building consent for internal and external alterations to facilitate the associated change of use from Office to Consulate comprising new external ground floor access including plaque, crest and erection of flagpole, and various internal works and refurbishments including new ramp, subdivisions and other associated fit out (associated planning application ref.127202/FO/2020) – Approved 02/09/2020
- 112032/LO/2016/C1 - Listed Building Consent for external and internal alterations to entrance and reception area, including new door, cladding to entrance canopy fascia, painting of window frames, removal of non-structural columns, and associated internal refurbishment works. – Approved 14/07/2016
- 112031/FO/2016/C1 - External and internal alterations to entrance and reception area, including new door, cladding to entrance canopy fascia, painting of window frames, removal of non-structural columns, and associated internal refurbishment works. – Approved 14/07/2016
- 080171/LO/2006/C1 - Listed Building Consent for Installation of new entrance, replacement lighting and associated external alterations - Approved 20/12/2006
- 079988/FO/2006/C1 - Installation of new entrance, replacement lighting and associated external alterations - Approved 20/12/2006
- 066255/LO/CITY1/02 - Listed Building Consent Erection of 3 No. 1.3m antennae outside 3 No. mock flues, 1 No. equipment cabin and related ancillary equipment - Approved 26/11/2002
- 066254/FO/CITY1/02 - Erection of 3 no. 1.3m antennae inside 3 no. mock flues, 1 no. equipment cabin & related ancillary equipment - Application Approved 26/11/02

Summary

- 2.8 The site comprises a Grade II listed building. The site has been subject to several planning and listed building consent applications, which have resulted in the successive internal and external alterations to the building. The site's most recent application was for a change of use application, for which planning permission was granted for the change of use of the second floor of the building from office to use by the Italian Consulate, which demonstrates the acceptability of a consulate use at this site.
- 2.9 The site is situated in an accessible location in close proximity to amenities, services and infrastructure in Manchester City Centre and is well-connected to the public transport network.

3. Relevant Planning Policy Framework

- 3.1 This section of the Statement outlines the relevant adopted and emerging planning policy framework and guidance at a local and national level.

The Development Plan

- 3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

- 3.3 The relevant adopted Development Plan Documents for the area include:

- The Manchester Core Strategy (adopted July 2012) and Proposals Map; and,
- Saved policies from the Unitary Development Plan ('UDP') (2004).
- Places for Everyone Plan ('Pfe') (2024).

Manchester Core Strategy

- 3.4 The Manchester Core Strategy was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy.

- 3.5 As defined by the Proposals Map, the site is located within the City Centre and Regional Centre boundaries and is situated within the Upper King Street Conservation Area.

- 3.6 The key policies of the Core Strategy which apply to the site are summarised below.

- **Policy EC 3 (The Regional Centre)** states that within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged.
- **Policy CC 1 (Primary Economic Development Focus: City Centre and Fringe)** emphasises that the City Centre is a strategic economic location and focus of employment growth in the City and City Region.
- **Policy CC 9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- **Policy EN 3 (Heritage)** states that, throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

- **Policy T 2 (Accessible areas of opportunity and need)** states that the Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport.

Unitary Development Plan

- 3.7 The Manchester UDP was adopted by the Council in July 1995. The Manchester Core Strategy replaces significant elements of the UDP. The following saved policies are relevant to this application for planning and Listed Building Consent.
- 3.8 The site is located within Area 7 (The Financial Core) of saved UDP Policy RC20 (Small Area Policies).
- **Policy RC20 Area 7** states that, in view of the area's importance as a major source of employment and its vital contribution to the regional role of the City Centre, the prime consideration here will be to sustain the existing level and character of activity.
 - **Policy DC18.1** states that the Council will give particularly careful consideration to development proposals within Conservation Areas, such as the effect of major changes to the appearance of existing buildings.
 - **Policy DC19.1** states that the Council will not permit a change of use of a listed building where it would have a detrimental effect on the character or appearance of the building. The policy also states that the Council will not permit any internal or external alteration to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character.

Places for Everyone Plan

- 3.9 The Places for Everyone ('Pfe') Plan became part of the statutory development plan for each of the nine Pfe authorities across Greater Manchester (excluding Stockport Metropolitan Borough Council). The framework has been produced to ensure that the right land is available in the right places to deliver homes and jobs needed up to 2037. The plan also identifies the new infrastructure needed to achieve this, such as transport schools, health centres and utility networks.

Other Material Considerations

- 3.10 There are a series of other planning policy guidance documents at the national level that are relevant to the determination of this application comprising:
- National Planning Policy Framework ('NPPF') (February 2019); and,
 - National Planning Practice Guidance (March 2014).
- 3.11 A summary of the documents is provided below.

National Planning Policy Framework (NPPF) (2023)

- 3.12 The revised NPPF was published in September 2023, with a subsequent iteration published in December 2023. The NPPF sets out the Government's planning policies and guidance and how this is to be applied. The NPPF is a material consideration in the determination of planning applications.

- 3.13 Chapter 16 sets out national planning policy relating to 'conserving and enhancing the historic environment'
- 3.14 **Paragraph 196** states that, in determining applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and,
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.15 **Paragraph 207** 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.
- 3.16 **Paragraph 212** states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Planning Practice Guidance (PPG) (2014)

- 3.17 Planning Practice Guidance ('PPG') was introduced in March 2014. The PPG replaced a considerable amount of former guidance comprising Planning Policy Guidance Notes and Planning Policy Statements.
- 3.18 The PPG provides guidance relating to the 'Historic environment'. With regard to decision-making, the PPG refers to 'Significance' stating that, in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting (Paragraph: 006 Reference ID: 18a-006-20190723).
- 3.19 With regard to providing an assessment of the impact of proposals on the significance of affected heritage assets, the PPG emphasises that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance (Paragraph: 009 Reference ID: 18a-009-20190723).

Summary

- 3.20 This section has identified a series of Development Plan Documents and other material considerations to be taken into account in the determination of the application.

4. Design and Access

- 4.1 This section demonstrates how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

Use

- 4.2 This proposed development will not result in a change of use.

Amount

- 4.3 The floorspace at the site will remain as existing.

Layout

- 4.4 This planning application does not seek to make any changes to the internal layout of the site.

Scale

- 4.5 The proposed development comprises of minor works to the exterior of the site. The scale of the works is identified on the supporting plans.

Appearance

- 4.6 This application proposes the relocation of the entrance of the Italian Consulate from the existing principal entrance at Spring Gardens to existing fire exit on Concert Lane. To accommodate this relocation, minor external alterations will be undertaken to the existing entrance on Concert Lane. These alterations will include a new like-for-like aluminium door with new door access control (including integrated camera), a new 'bus stop' sign fixed back to the existing structure and a new steel canopy to be mechanically fixed to the existing structure at 2500mm above FFL.
- 4.7 In addition, other external alterations to the elevation on Concert Lane will include an upgrade of the existing lighting to provide brighter fittings and a new CCTV camera mounted to the underside of the canopy.
- 4.8 The existing external sub station will remain in its current location.
- 4.9 The existing Consulate crest that is located on Spring Gardens elevation will be relocated to front both Spring Gardens and Concert Lane. A separate application will be submitted to seek full advertisement consent for this.
- 4.10 Full details of the design can be found in the supporting set of drawings by Axi Studio including:
- 'Site Location and Block Plan' (Drawing reference: 23-185-AXI-005)
 - 'Existing Ground Floor Plan & Elevations' (Drawing reference: 23-185-AXI-001)
 - 'Proposed Ground Floor Plan & Elevations' (Drawing reference: 23-185-AXI-100)

Waste and Servicing

- 4.11 This application does not propose any changes to the existing waste storage and management strategy.

5. Planning Appraisal

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 This section assesses the proposals against the relevant policies of the adopted Development Plan for MCC and the NPPF (2023).

Principle of Development

- 5.3 The proposed relocation of the entrance of the Italian Consulate from the existing principal entrance at Spring Gardens to existing fire exit on Concert Lane would not have a detrimental impact on the accessibility of Concert Lane. Concert Lane is a one-way, narrow lane which has very low footfall and traffic. The existing fire exit will provide a new dedicated entrance to the Italian Consulate and will serve as a dual purpose entry and escape door. This relocation will benefit the other occupiers within the Chancery, as the existing principal entrance on Spring Gardens will be used as a dedicated entrance for office users only. Further, this allows for the existing Consulate to have their own, independent access to the building, whilst providing a continuing function as an escape door.
- 5.4 Over successive years, the planning history demonstrates that the site has been subject to a number of external and internal alterations. To accommodate the relocation of this entrance, minor, external alterations are proposed. These alterations will enhance the site through the use of good design and high-quality materials.
- 5.5 Concert Lane is a relatively un-used street which currently is visually unappealing within the wider character area with graffiti, litter and unmaintained pavement. The proposed replacement of the existing fire door with a like-for-like aluminium door and addition of a steel canopy will visually improve the appearance of the entrance and streetscape. The visual appearance of Concert Lane will be further enhanced through the improvements of the existing lighting which will not detract from the site's façade.
- 5.6 The addition of the proposed door access control with integrated camera and CCTV will improve the accessibility and security of the entrance on a street which has limited footfall.
- 5.7 An additional external alteration proposed is the relocation of the existing Italian Consulate plaque from the principal entrance of the site to the Concert Lane elevation. This relocation of the plaque will not visually impact the area and will provide clear indication to the public where the new access is provided. The full detail of this alteration is provided in the suite of drawings provided.
- 5.8 It is noteworthy that this application seeks only to upgrade the existing entrance. There is an existing entrance and therefore the principle of an access in this location has already been established. The upgrades to this entrance will only visually improve this elevation of the building and therefore the principle of this proposal is wholly acceptable.
- 5.9 Therefore, the proposed alterations will not have an adverse effect on the site's architectural or historic character, in accordance with UDP Policy DC19.1.

Heritage

Impact on the listed building

- 5.10 The site comprises part of the Grade II listed Chancery Chambers (List UID: 1197810) designated in October 1974. The Listed Building entry for the site is enclosed at Appendix II and sets out the value of the building as a heritage asset. As demonstrated by the site's planning history, a number of internal and external alterations have been undertaken at the site. It is important to note that none of the internal features are detailed in the listing description and the Listed Building entry states that the interior of the site was not inspected.
- 5.11 The proposed relocation of the entrance of the Italian Consulate from the existing principal entrance at Spring Gardens to existing fire exit on Concert Lane will be to a standard that is commensurate with the high-quality architecture of the site.
- 5.12 The proposed replacement of the existing fire door with a like-for-like aluminium door will not visually detract from the existing building façade and will improve the appearance. The addition of the canopy will improve the appearance of the building through providing the entrance with a presence and individual identity.
- 5.13 The proposals will result in the replacement of the existing fire door which is visually unattractive with a like for like aluminium door. The visual appearance of building façade will be further enhanced through the improvements of the existing lighting which will not detract from the site's façade.
- 5.14 The materials and colour palette proposed will relate well to the existing building and will be in-keeping with the design of the main entrance fronting Spring Gardens. Thus, ensuring consistency to the building at street level.

Impact on Upper King Street Conservation Area

- 5.15 The site is located within the Upper King Street Conservation Area. The proposal comprises an upgrade of the existing doorway and minor external alterations.
- 5.16 The proposed development has been sensitively designed to accord with the architectural and historical character of the site. The proposed new entrance on Concert Lane will visually improve the exterior of the site, enhancing the overall appearance of the building and contributing positively to the wider streetscape and Conservation Area.
- 5.17 The positioning of the new canopy on Concert Lane will mean that the views of this structure are limiting owing to the existing built environment. Therefore, the proposed external alterations would not constitute a major change to the appearance of the existing building, in accordance with UDP Policy DC 18.1.

6. Summary and Conclusion

- 6.1 This Planning Design and Access (including Heritage) Statement has been prepared by Avison Young on behalf of Topland (No. 37) limited ('the Applicant') in support of an application for full planning permission and Listed Building Consent for the following development at The Chancery, 58 Spring Gardens, Manchester, M2 1EW:

"Replacement of existing door and relocation of the existing crest, with other associated external alterations including the installation of sign, canopy and cctv."

- 6.2 It has been demonstrated that the proposal will:

- reinstate an external access to a standard commensurate with the high-quality architecture of the site;
- employ materials that are appropriate and sympathetic to the building's setting;
- improve the external appearance of the site at the Concert Lane elevation; and,
- contribute positively to the wider streetscape and Conservation Area.

- 6.3 In conclusion, the proposal will result in less than substantial harm to the significance of the listed building in accordance with paragraphs 192, 196, 200 of the NPPF and Core Strategy policies CC9 and EN3 and saved UDP Policy DC19.

Appendix I

Site Location Plan

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS HAVE BEEN SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
COPYRIGHT PROTECTED.

FOR PLANNING
DO NOT USE FOR CONSTRUCTION

CONSULTANT REFERENCES IN DRAWING:

STRUCTURAL - REF/REVISION

GENERAL NOTES:

THE CONTRACTOR IS NOT TO SCALE FROM THIS DRAWING BUT FOLLOW THE WRITTEN FINISHED DIMENSIONS. ANY DISCREPANCIES BETWEEN THE DRAWING AND THE OTHER CONTRACT DOCUMENTS OR ANY DISCREPANCIES WITHIN A DRAWING OR BETWEEN DRAWINGS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.

THE CONTRACTOR IS TO INSPECT THE SITE PRIOR TO TENDER AND IS RESPONSIBLE FOR STRIPPING OUT IN ACCORDANCE WITH THE DRAWINGS ENSURING THAT THE WORK IS UNDERTAKEN SAFELY.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SETTING OUT OF THE WORKS.

CONTRACTOR IS TO ALLOW FOR ALL FIRE STOPPING THROUGH WALLS, CEILINGS AND FLOORS.

THE ELECTRICAL INSTALLATION IS TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE IEE REGULATIONS AND ALL CABLEING TO BE ISE.

THE CONTRACTOR IS RESPONSIBLE FOR THE DETAILED SERVICES DESIGN INCLUDING LOADINGS, CABLE AND PIPEWORK ROUTES AND PIPEWORK / CABLE SIZING AND SPECIFICATION. ALL CABLE TRAYS, MISC CONDUIT AND OTHER SERVICES ARE TO BE EXPOSED BELOW SLAB/CEILING.

ANY NEW PROPOSAL IS INDICATIVE ONLY AND THE SPECIALIST CONTRACTOR IS TO BE RESPONSIBLE FOR THE DETAIL DESIGN & ALL SWITCH/SOCKET OUTLETS TO COMPLY WITH CLIENT'S STANDARD SPECIFICATION. ANY SOCKETS IN RETAIL AREA TO BE FINISHED BRUSHED STAINLESS STEEL.

NOTE - ALL EXISTING FIRE RESISTING ENCLOSURES TO SERVICE RISERS TO BE MAINTAINED OR MADE GOOD WHERE DISTURBED. NEW AND EXISTING CABLES, PIPES AND DUCTS PASSING THROUGH FIRE RESISTING CONSTRUCTION TO BE ADEQUATELY FIRE STOPPED. NEW AND EXISTING DUCTWORK PASSING THROUGH FIRE RESISTING CONSTRUCTION TO HAVE FIRE DAMPERS.

ANY WALL, CEILING LININGS TO BE TO EUROCLASS A (CLASS 0 EQUIVALENT).

CONTRACTOR AND SUPPLIERS OF SPECIALIST JOINERY/ EQUIPMENT TO ENSURE ALL TIMBER MATERIALS ARE TREATED WITH FIRE RETARDANT FINISH TO ACHIEVE CLASS 0 RATING. MDF TO BE ACHIEVE CLASS 0 RATED.

CONTRACTOR AND SUPPLIERS OF SPECIALIST EQUIPMENT TO PROVIDE FIRE RATING CERTIFICATES FOR ALL SPECIALIST LININGS AND LAMINATES TO BE USED FOR NEW APPROVAL.

ALL PAINTS TO BE WATER BASED

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURE OR CONSTRUCTION OF EQUIPMENT, FINISH, SIGNAGE ETC.

0 5 10 15 20 25m

Scale 1:500

0 10 20 30 40 50 60m

Scale 1:1250



01 BLOCK PLAN
005 SCALE - 1:500@A1 BLOCK PLAN



00 LOCATION PLAN
005 SCALE - 1:250@A1 LOCATION PLAN

CLIENT	PROJECT FOR PLANNING		ARB	FW
REV	DATE	DESCRIPTION	DRAWN	CHECKED
A X I				
ADDRESS : 408 FLOOR CAULDS (2) 125 MASLEY STREET, MANCHESTER, M2 1HQ				
TELEPHONE : +44 (0)161 879 7357				
EMAIL : www.toplandgroup.co.uk				
COMPANY NO : 11887025				
CLIENT				
TOPLAND GROUP				
PROJECT				
THE CHANCERY MANCHESTER				
DRAWING REFERENCE				
SITE LOCATION AND BLOCK PLAN				
JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
23-185	VAR@A1	24/04/24	FWE	ARB
DRAWING REFERENCE			STAGE	REV
AXI 005			03	00

Appendix II

List Entry

CHANCERY CHAMBERS

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1197810**

Date first listed: **02-Oct-1974**

List Entry Name: **CHANCERY CHAMBERS**

Statutory Address 1: **CHANCERY CHAMBERS, 1, CHANCERY LANE**

Statutory Address 2: **CHANCERY CHAMBERS, 55, BROWN STREET**

Statutory Address 3: **CHANCERY CHAMBERS, 58, SPRING GARDENS**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHANCERY CHAMBERS, 1, CHANCERY LANE**

Statutory Address: **CHANCERY CHAMBERS, 55, BROWN STREET**

Statutory Address: **CHANCERY CHAMBERS, 58, SPRING GARDENS**

The building or site itself may lie within the boundary of more than one authority.

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 84000 98205**

Details

MANCHESTER

SJ8398SE BROWN STREET 698-1/27/32 (East side) 03/10/74 No.55 Chancery Chambers

GV II

Includes: No.58 Chancery Chambers SPRING GARDENS. Includes: No.1 Chancery Chambers CHANCERY LANE.

Warehouse, now offices. Mid to later C19; altered. Sandstone ashlar and red brick in Flemish bond with sandstone dressings (roof concealed). Trapezoidal plan on end-of-block site. Italian palazzo style. Basement and 5 storeys (diminishing in height), a 4:1:6-window range, with channelled rusticated ashlar ground floor, rusticated quoins and sill-bands above, and prominent modillioned cornice; a wide segmental-headed archway to the 5th bay, now with inserted doorway, and tripartite windows on all floors above this, all except the topmost with pedimented surrounds; segmental-headed windows, except those at top floor which are square, all with moulded architraves and those at ground and 1st floors with keystones, and all sashed without glazing bars (except those to the basement). Left (north) return wall in English garden wall bond, similar fenestration. Interior not inspected.

Listing NGR: SJ8400098205

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 387955

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 11-Apr-2024 at 14:40:06.

© Crown Copyright and database right 2024. All rights reserved. Ordnance Survey
Licence number 100024900.© British Crown and SeaZone Solutions Limited 2024. All
rights reserved. Licence number 102006.006.

Use of this data is subject to Terms and Conditions

(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry



[Back to top](#)

Contact details

Enquiries

Kate Wilson

kate.wilson@avisonyoung.com

Visit us online

avisonyoung.com

Avison Young

11 York Street, Manchester M2 2AW

Copyright © 2024. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.