



19 King Street, Manchester

Heritage Statement



WCS Project Reference: P5088

Draft 01 issued: 12.04.2024

Final issued: 25.04.2025

Client: Estee Lauder Companies

Author: Matthew Williams MA MSc PgDipSurv MRICS

Copyright: Williams Conservation Surveying Limited 2024

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



1. Executive Summary

- 1.1 The following report provides a Heritage Statement in relation to applications for Listed Building Consent and Planning Permission for the proposed internal refurbishment and minor external alterations to the basement store room, ground and first floor shop floors of No. 19 King Street, Manchester City Centre, M2 6AW. The report was prepared for Estee Lauder Companies by Williams Conservation Surveying Limited, instructed by Cushman & Wakefield.
- 1.2 No. 19 King Street is a single shop unit across two floors which forms part of a purpose-built late-19th century commercial building which accommodated a shop within the ground and first floors and offices or warehousing above. The building is enclosed by Nos. 13-17 King Street to the west, by Mayo Street (St Ann's Alley), St Ann's House and St Ann's Square to the north, by No. 21 King Street to the east, and by King Street to the south. The building is listed at Grade II and is located within the St Ann's Square Conservation Area.
- 1.3 The site was first built upon during the early 18th century as King Street was developed. In 1750 the site formed part of a courtyard of residential buildings occupying the entire block between King Street, Police Street, and Mayo Street (St Ann's Alley). By 1794, this early development had been demolished and replaced with terraced housing at which time the site of 19 King Street can be clearly identified. A third and final phase of development took place when the present building was constructed, possibly in 1874.
- 1.4 The basement store room, ground and first floor shop at No. 19 King Street retains many surviving historic details including cast iron columns, fire surrounds with decorative tiling and cast iron grates, traditional plaster cornices, and a decorative plaster scheme to many ceiling panels. Externally, the building retains the original shop front in substantially unaltered form across the ground and first floors, comprising an elegant scheme of cast iron columns and spandrels enclosing full height glazing.
- 1.5 The building has been subject to a significance assessment within the Heritage Statement which considers the "heritage significance" of the building as defined within the National Planning Practice Guidance (NPPG). This assessment has concluded that the shop front and interior are of medium to high heritage significance, that they make a positive contribution to the special interest of the wider St Ann's Conservation Area, and that they enhance the visual setting of the adjacent Grade II listed building at Nos. 13-17 King Street.
- 1.6 The proposals comprise the refurbishment of the interior of the ground and first floor shop floors, including minor demolition works (none of which affect historic fabric) and provision of new external signage. Following assessment on site and within the Heritage Statement the proposals are considered to be "neutral" in heritage terms and not to incur either "substantial harm" or "less than substantial harm" within the terminology of the National Planning Policy Framework (NPPF). As such, the proposals are deemed to comply with relevant Planning policies.

2. Introduction, Scope and Methodology

- 2.1 In February 2024, Williams Conservation Surveying Limited (WCS) were commissioned by Estee Lauder Companies, instructed by Cushman and Wakefield, to complete a Heritage Statement to accompany an application for Listed Building Consent and Planning Permission for refurbishment works proposed to the basement store, ground and first floor shop floors of No. 19 King Street, Manchester City Centre, M2 6AW.

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



- 2.2 Fieldwork for the Heritage Statement was carried out on site on 19th March 2024, using photography with an iPhone 5s front camera and note taking. Access was available to all areas of the ground and first floor shop floors within No. 19 King Street, to the basement area and to the front (south) elevation facing King Street. The weather at the time of the fieldwork was cold with periods of sunshine.
- 2.3 **Fieldwork limitation:** The location and configuration of the site and surrounding buildings prevented any clear view from being obtained of the north elevation of the building facing Mayo Street. This area is, however, unaffected by the proposed works and is reasonably presumed to be of limited heritage significance.
- 2.4 **Fieldwork limitation:** Lighting conditions and stored items within the basement floor significantly restricted the fieldwork in this area and reduced the quality of photographic recording which could be completed, especially in relation to the ceilings.
- 2.5 The fieldwork was supplemented by archival research at Manchester City Archives, and the use of appropriate, verified online sources including Ordnance Survey map viewing software, the Historic England archive, British Library online mapping, the Britain from Above online archive of aerial photography, and the University of Manchester special collections online map collection.
- 2.6 **Archival research limitation:** A relevant architectural plan or drawing dated 1874 exists within Manchester City Archives, reference GB127.M900/18/1/1/1/964, however at the time of writing of the present report the document is marked within the catalogue as being too fragile to produce for inspection. An enquiry has been submitted to Manchester City Archives regarding the costs for conservation works to the drawing, however at the time of writing of the present report no response has been received. As a result, the report below has been produced without access to the relevant drawing. The drawing may provide information relevant to the significance and development of the building which could, were it available, influence the conclusions of the report.
- 2.7 The Heritage Statement which has been prepared in accordance with the requirements of the National Planning Policy Framework (2023) and Historic England's guidance note *Statements of Heritage Significance* (2019). The purpose of the Heritage Statement is to accompany applications for Planning Permission and Listed Building Consent for works to refurbish the basement store area, ground and first floor shop floors and shop front. In particular, the report intends to provide proportionate information detailing the historic development and current heritage significance of the building and to demonstrate that the proposed works will not have an adverse impact upon that significance.

3. Site location and relevant statutory designations

The statutory list entry for No. 19 King Street, and the location and statutory designations plan, are provided at Appendices 1 and 2 below.

- 3.1 No. 19 King Street is located at Grid Reference SJ 83737 98325 in Manchester City Centre. The site is a single shop unit which is enclosed by Nos. 13-17 King Street to the west, by Mayo Street (St Ann's Alley), St Ann's House and St Ann's Square to the north, by No. 21 King Street to the east, and by King Street to the south. To the west of Nos. 13-17 King Street lies Police Street and

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



finally Deansgate which runs from north to south forming the termination of King Street. Further to the east on King Street lies St Ann's Passage giving access to St Ann's Square.

- 3.2 The site of No. 19 King Street is entirely occupied by the building and there are no associated areas of open space, curtilage features and the like within the same ownership.
- 3.3 The site is affected by several relevant statutory designations. No. 19 King Street is listed at Grade II, National Heritage List entry reference 1197935. As a result, both internal and external works affecting the special architectural and historic interest of the building require Listed Building Consent under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1991.
- 3.4 The building also forms part of the St Ann's Square Conservation Area as designated by Manchester City Council. Conservation Area designation typically removes Permitted Development Rights for a range of minor external works which would not usually require Planning Permission. As a result, Planning Permission is required for external works to the building, with the effect upon the special character of the Conservation Area being the primary consideration in determining the outcome of the application.
- 3.5 The building immediately to the west of the site (Nos. 13-17 King Street) is also listed at Grade II. No. 19 King Street therefore forms part of the visual setting of Nos. 13-17 King Street. Therefore, external works to No. 19 King Street as proposed in this case have the potential to affect the visual setting of the Grade II listed building at Nos. 13-17 King Street and this impact is considered, to a proportionate extent, within this report.

4. Historic Development

Historic maps referenced within this section are provided at Appendix 3 below. Historic and aerial photography is included at Appendix 4.

- 4.1 King Street was laid out in the early 18th century, part of a southward extension of the town centre prompted by the consecration of St Ann's Church in 1711 and subsequently the completion of St Ann's Square in 1720, formerly the area used for "Acres Fair" during the late medieval period. Early mapping of the area, notably an untitled map of Manchester and Salford dating to 1750 and held at Manchester City Archives, shows streets of terraced housing laid out sparsely with individual gardens to the rear set around quadrangles of open land.
- 4.2 The map of 1750 shows the site of No. 19 King Street forming part of a block of terraced houses enclosing a central courtyard. The block was defined, as it is today, by Police Street to the west, St Ann's Alley to the north, St Ann's Passage to the east, and King Street to the south. In the surrounding area, the houses were marked as having individual gardens, however in this case the central courtyard appears to have been shared. At this time King Street terminated at Police Street and did not have a direct connection with Deansgate.
- 4.3 William Green's Plan of Manchester and Salford of 1794 shows considerable change had taken place in the area around King Street and St Ann's Square by the late 18th century. Whilst the pattern of terraced houses remained visible, extensive infilling had taken place to the rear of the buildings, with many of the plots becoming entirely occupied by extensions, additions, and new properties, with few private gardens remaining. To the north of the site, St Ann's Church (1709 – 1712) can be seen more clearly than in the previous map, as can Queen Street further to the

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



north. To the west, King Street remained truncated at Police Street and did not link directly to Deansgate.

- 4.4 The map of 1794 no longer showed the courtyard arrangement of buildings, including the subject site, which was visible in the map of 1750, and the buildings appear to have been rebuilt as a series of terraces. At this time, No. 19 King Street took the form of a typical terraced house with a rear outshut, and a small rear yard facing on to St Ann's Alley to the rear.
- 4.5 By the early 19th century, King Street had become established as a shopping street and, further to the east, a centre of banking and commerce. Whilst the latter declined in the 20th century, the street has remained primarily an area of shops and was largely unaffected by the industrialisation which took place across the wider city. A very early photograph of the street dated to 1866 and held by Historic England shows that at this time the buildings remained largely homogeneous, typically with shop fronts below two storeys of accommodation in brick with earlier 18th century sash windows.
- 4.6 The later 19th century saw substantial change within the building plots lining the street, although the overall layout remained unchanged and relatively modest in scale. Contemporary maps such as Adshead's plan of 1851 show numerous extensions to the rear of the original buildings and the demand for space causing the removal of the individual gardens set out in the 18th century. Many plots were re-built throughout.
- 4.7 Adshead's plan shows the building at No. 19 King Street as being unchanged since 1794, formed of a single terraced building with a rear outshut and a small open yard facing St Ann's Alley. Adshead's plan provided a key to land uses with commercial uses, including the site, a dark diagonal shade, confirming that by 1851 the building was in primarily commercial use.
- 4.8 Contemporary Ordnance Survey mapping of c. 1850 within the early Ordnance Survey Town Plan series provides additional detail as to the layout of No. 19 King Street at this time. The plan form of the rear outshut can be seen in more detail and there is an irregularly shaped object within the rear yard marked "W.T." for water tank. In the surrounding area, the OS Town Plan map provides a high level of detail of the surrounding buildings including the interior of St Anne's Church.
- 4.9 An undated later 19th century edition of the Ordnance Survey town plan series shows the building on the site had been reconstructed or extended in order to occupy all of the available land on the plot, in its modern configuration, however the exact date at which this occurred remains unclear.
- 4.10 Slater's Directory of Manchester issued in 1850 contained a half page advertisement for J. Finley, boot maker, based at 19 King Street. The advertisement claimed that Finley's offered "Boots made upon an entirely new principle" and explained that the owner "Begg to intimate that he has discovered a new method of making boots, whereby a fit is guaranteed, be the foot ever so difficult or tender." The advertisement concludes that the shop offers "A fresh assortment of French boots every fortnight, from the best makers in Paris."
- 4.11 Whellan and Company's Directory of 1853, provides an entry detailing "Finley Joshua, military boot maker, 19A King Street" and also at "26 Gt. Ducie St, Strangeways" suggesting that Finleys remained located at No. 19 King Street at this time. By the time of Slater's Directory of 1876, however, Finley's boot makers had moved from No. 19 King Street to No. 46 King Street.
- 4.12 As noted in Section 2 above, a plan held at Manchester City Archives, not accessible at the time of writing of this report, is dated to 1874 and titled "Plan of: King Street 19 corner of Saint Annes

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



Alley". The catalogue entry notes that the application type was a "shop". It is possible that this plan references the construction of the present building on the site, although this cannot be confirmed without access to the plan.

- 4.13 Chas. E. Goad's insurance plan of Manchester of 1886 show No. 19 King Street in extensive detail and depict the current building on the site. At this date, No. 19 King Street formed part of the E. Goodall Cabinet Warehouse which occupied a substantial plot covering Nos. 13 – 19 King Street and No. 77 Police Street. In addition, Goad's plan indicates that the first and second floor were occupied by a tailor's premises at this date and it therefore appears likely that use of the building was divided between at least two commercial uses.
- 4.14 The Goad plan details a series of glazed skylights within the uppermost floor of the building, with five smaller lights serving the shop floor towards the front of the building and a further substantial light to the rear of the building adjacent to St Ann's Alley. This pattern of skylights does not, however, correspond with that which remains visible on site today and it is therefore likely that the roof lights, or the roof structure more widely, have been replaced or altered since Goad's survey.
- 4.15 An early aerial photograph of 1927 held by the online archive Britain from Above shows the building as viewed from the south, with the main shop front elevation visible in its current configuration. The building has remained largely unchanged in the subsequent century or so since this date, with no further significant developments of note.

5. Building description and setting

Photographs of conditions referred to within this Section are provided within Appendix 5.. The existing (2024) plans of the basement, ground and first floors of the shop unit affected by the current proposals are provided at Appendix 6, annotated with the locations of individual surviving original features referred to below.

No. 19 King Street: Exterior

- 5.1 The south elevation of No. 19 King Street comprises four floors of accommodation with the façade decorated in an eclectic style typical of the mid- to late- 19th century "Battle of the Styles" where Gothic, Renaissance and Neo-Classical revival motifs all competed, sometimes within the same building. In this instance, the building references classical Italianate Renaissance motifs, albeit updated for the use of contemporary materials including cast iron columns and highly fired Gault bricks.
- 5.2 The main south elevation facing King Street is divided into two largely separate decorative schemes, the first serving the ground and first floor shop fronts, and the second comprising the upper second and third floors, likely to have been in use for offices or warehousing of stock.

South elevation: Ground and first floors

- 5.3 To the ground and first floors, the shop fronts are fully glazed with structural support provided by finely detailed cast iron columns and perforated decorative spandrels, forming four narrow bays, a common type of shop front within the wider conservation area. The columns support a plain frieze above each of the two levels, which would traditionally have contained the shop front signage. The columns to the ground floor level are of the Doric Order whilst those to the first

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



floor level are of the more elaborate Corinthian Order, reflecting the traditional primacy in Italianate architecture of the first floor or *piano nobile*.

- 5.4 Both the ground and first floor shop windows are framed by ashlar sandstone pilasters. Unusually, the classical Orders are reversed in relation to the pattern set by the cast iron columns, as the ground floor pilasters are of the Corinthian Order whilst those to the first floor are of the Doric Order. An additional decorative flourish is provided above the ground floor pilasters, each of which has a pair of Terms with carved lions' heads supporting a further entablature and a miniature pediment.
- 5.5 Although the full height glazing and timber framed double entrance doors are likely to have been replaced, the double doors are fitted with a pair of high quality early- to mid- 20th century bronze door handles which are finely detailed.

South elevation: Second and third floors

- 5.6 The second and third floor external decorative scheme differs significantly from that to the shop fronts below. This part of the façade is faced in a highly fired yellow or grey Gault brick, a material which is commonly found in towns in East Anglia and is in marked contrast to the typical use of red brick in commercial buildings of this period in Manchester. The Gault bricks are laid in Flemish bond throughout, with Queen closers at the perimeters of the façade.
- 5.7 Windows to both second and third floors are of one over one timber framed vertical sliding sash form, typical of the later 19th century. At second floor level, the four window openings are round headed with semi-circular openings formed by Gault brick arches. Each of the arches has a painted hood mould with a painted carved keystone. As noted within the listing description, the keystones take the form of alternating male and female classical heads, which are also painted. To either side of each window opening there is a pair of inset painted Corinthian columns, each joined to the next opening by a Corinthian pilaster formed of Gault brickwork.
- 5.8 Above the second floor there is a simple cornice of Gault brickwork dividing this from the uppermost third floor, where the window openings are decorated more sparsely. At this level there is no classical scheme of decoration, instead Gault bricks have been used to form a subtle pattern of advancing and recessing brickwork around the window openings, with plain segmental brickwork arches above each of the four windows.
- 5.9 Above the third floor level there is an elaborate corbelled cornice structure, entirely constructed of Gault bricks with dentils formed of diagonally positioned bricks. The cornice advances and recedes in order to give emphasis to the bay structure below. Above this is a plain frieze and parapet forming the apex of the façade. Both the third and fourth floors are enclosed by plain Gault brick pilasters to either side of the façade, in a pared-back Doric Order.

Roof coverings and other external features

- 5.10 There is limited access to other parts of the exterior of the building and the structure has party wall junctions to the east and west of the site. A review of publicly available satellite mapping of the building indicates that the roof structure is formed of a simple hipped roof towards the front (south) of the site adjacent to King Street, with two single pitched roofs to the rear towards Mayo Street (St Ann's Alley). Where visible, the roof coverings are of traditional natural slate. There are extensive roof lights throughout, and two substantial chimney stacks corresponding with the surviving original fireplaces within the building.

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



No. 19 King Street: Interior

- 5.11 Internally, the building retains many original features which have been in continuous use as part of the shop floor since the late 19th century. Although the decorative scheme varies across each of the floors, there is also a degree of consistency throughout the interior and many features such as decorative cornices to enclosed structural beams recur throughout each floor. The description in this section concentrates upon those floors (basement, ground and first) which would be affected by the proposed refurbishment works.

Basement floor – stockroom and staff rooms

- 5.12 The basement floor has substantial structural beams at ceiling level which are enclosed with plaster finishes. In general, the enclosures are plain, however to the enclosed structural beam nearest King Street there is a simple decorative chamfer visible. Throughout the basement floor there is an applied scheme of classical ceiling decoration comprising pre-manufactured moulded plaster sections. This appears to be original to the late 19th century construction of the building.
- 5.13 The basement has timber parquet flooring which is either original to the build or a very early 20th century replacement material. There are no other features of particular note within the basement floor and all internal doors are modern replacements.

Ground floor – shop floor

- 5.14 The staircase between the basement and ground floors retains an original lath and plaster ceiling. At ground floor level there is a continuation of the decorative scheme of plaster ceiling decoration within the southernmost two ceiling bays only, i.e. those closest to the main entrance on King Street. The structural beams at ceiling level are also enclosed with plaster coverings, however at ground floor level these are decorated throughout with an applied plaster cornice.
- 5.15 Elsewhere within the ground floor, a wider range of original features survives than in the basement, reflecting the higher status of the ground floor as one of the principal shop floors. In two locations towards the south (King Street) side of the shop floor there are surviving decorative picture rail sections. There are two original cast iron columns within the main shop floor and a third column of the same type embedded within the rear staircase. The rear staircase also contains a section of original timber skirting.
- 5.16 To the north (away from King Street) the rear fireplace survives largely in its original form with a painted classical fire surround, decorative perimeter tiling with a floral motif, and a decorative cast iron grate. The hearth is of solid sandstone and is also original to the build. A second fireplace towards the south (closer to King Street) appears to have been removed.
- 5.17 To the north (away from King Street) the rear portion of the ground floor has traditional plain timber floorboards which are original to the building, whilst to the south (towards King Street) there is parquet flooring corresponding with that seen at basement level. As before, the parquet flooring is likely either to be original to the building or to be a very early 20th century replacement. Adjacent to the main entrance on King Street there is a small area of original decorative floor tiling serving the entrance doors, which also remains in situ.

“WCS” and “Williams Conservation Surveying” are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



- 5.18 The single internal door within the ground floor, giving access to the rear staircase, is a replacement modern fire door and there are no original internal doors at this level. The timber skirtings at floor level are also replacements.

Staircases

- 5.19 The principal staircase between the ground and first floors is in the form of a simple dog leg with an intermediate landing. The balusters have been replaced in timber, possibly superseding decorative cast iron originals. The carved hardwood timber handrail, however, appears to be original and is of particularly high quality, precisely following the curved of the balustrade and stairs. Within the rear staircase, there is further original timber skirting to the flight between the ground and first floors.

First floor – shop floor

- 5.20 As before, the first floor has structural beams at ceiling level which are enclosed by a decorative plaster cornice with a perimeter cornice to the external walls. At this level, the ceiling decoration scheme seen at basement and ground floor level is not reproduced. At the extreme rear of the shop floor there is a substantial skylight on the Mayo Street elevation of the building within the rear single pitch roof.
- 5.21 The first floor retains a single original cast iron column, prominently located at the head of the staircase. There are two fireplaces at first floor level, that towards the rear of the shop floor (away from King Street) appears to be original throughout, whilst that towards the front of the floor has a lightweight timber replacement fire surround. In both cases the original cast iron grates and solid stone hearths survive in good condition.
- 5.22 As before, flooring consists of a mixture of original traditional timber floorboards to the rear section of the first floor (away from King Street) with original or early replacement parquet flooring to the front section (towards King Street).
- 5.23 The first floor contains a single original four panelled timber door accessing the fitting room towards the rear of the shop floor, although the ironmongery has been replaced. The second internal door within the first floor, giving access to the rear staircase, is a replacement modern fire door as before. The timber skirtings at floor level are also replacements as before.

The wider setting and St Ann's Square Conservation Area

- 5.24 No. 19 King Street forms part of the St Ann's Square Conservation Area. This part of the conservation area comprises an eclectic mixture of 19th and 20th century shops set along King Street, with a small number of 18th century survivals, most notably the Grade II listed 35-37 King Street of (formerly the house of Dr Peter Waring) which sits further east along the street from No. 19. Built in 1736 and converted to use as a bank in 1788, this building remains the single most prominent piece of evidence as to the street's early 18th century origins.
- 5.25 At the west end of King Street, the conservation area is dominated by commercial buildings of a larger scale, often containing several individual shop units with larger offices above, which break from the pattern of individual shops seen further to the east. These include the Grade II listed Nos. 95-103 Deansgate, 4-14 King Street and 1-5 South King Street, and a number of other substantial commercial buildings.

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



- 5.26 Most prominent amongst these major commercial buildings is the Grade II listed 13-17 King Street, located adjacent to No. 19 King Street. The building was designed by Francis William Maxwell in 1902 and is an elaborate essay in the Tudor Revival style with false timber framing used as cladding over a steel structure. On the opposite side of Deansgate, outside the conservation area but nevertheless a prominent feature from the west end of King Street, is the Grade II listed former Kendal Milne Department Store of 1939.

6. Significance assessment

Methodology

- 6.1 The Glossary to the National Planning Policy Framework (NPPF) 2023 defines significance in a heritage or historic environment context as follows:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic.

- 6.2 Additional detail is provided in relation to the NPPF definition of significance by the National Planning Practice Guidance (NPPG) at Paragraph 006 of the Historic Environment section. This makes the following observations in relation to each category of potential heritage significance:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, 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 and 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 skill, 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.

- 6.3 Taking into consideration this guidance from the NPPF and NPPG, this section of the present report assesses the significance of each of the designated heritage assets (in this instance, a shop unit within a listed building which itself forms part of a conservation area) identified. This assessment of significance informs a corresponding review of the impact of the proposed refurbishment of No. 19 King Street within Section 7 below, and subsequently the heritage planning policy discussion set out in Section 8.
- 6.4 There is no formally prescribed structure for assessments of heritage significance. The following assessments are based upon the international ICOMOS guidance for assessment of heritage significance of sites. In respect of each area of potential interest, the site is considered to be either "high", "medium", or "low" significance, or if appropriate "no significance" or "detrimental significance". It should be noted that any such assessment carries an element of subjectivity and relies upon both professional and aesthetic judgement.

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



- 6.5 Where proposed works could affect other designated heritage assets, typically a conservation area which includes the subject building, or alternatively a separate listed building or other heritage asset the visual setting of which includes the subject building, this wider impact is also taken into consideration. As before, although there is no prescribed methodology for this type of assessment, typically the existing subject building is described as being a “positive”, “negative” or “neutral” contributor to the character of the conservation area, or to “enhance” or “detract” from the visual setting of a nearby Listed Building or other designated heritage asset.
- 6.6 As identified in Section 2 above, there is known to be evidence available within Manchester City Archives (specifically a drawing of the site dated 1874) which has not been accessible for the purposes of the present report. Were this evidence to be made available at a future date, it is possible that this could affect the outcome of the following significance assessment.

Significance Assessment

- 6.7 Assessing No. 19 King Street as a standalone commercial retail unit the property is considered to be of *no archaeological interest* as it is unlikely that any works to the unit could reveal archaeological or other evidential evidence regarding building technologies or other former human activity beyond that which is already evident from the present assessment.
- 6.8 In light of the extensive and unusual architectural decoration and use of regionally unusual materials to the shop front of No. 19 King Street, and the good level of surviving internal decorative detail, the *existing façade and interior* is considered to be of *medium – high architectural and artistic interest*.
- 6.9 No. 19 King Street is not known to be associated with any specific notable past lives or events, although it has a general interest in respect of the commercial development of King Street in the later 19th century, and it is therefore considered to be of *medium – low historic interest*.
- 6.10 Overall in the light of the above assessment and commentary, No. 19 King Street is considered to be of *medium heritage significance*.
- 6.11 With the above assessment in mind, in its present form, No. 19 King Street is considered to be a *positive contributor* to the significance of the wider St Ann’s Square Conservation Area, as a good example of the eclectic late 19th century commercial architecture which forms an important part of the character of the designated area. In particular, the shop front and its use of decorative cast iron columns contributes to a distinctive set of similar shop fronts found within the conservation area, all of which use decorative cast iron to good effect.
- 6.12 In light of the above assessment, No. 19 King Street is considered to *enhance* the visual setting of other nearby listed buildings, notably Nos. 13 – 17 King Street (Grade II listed) to which it is attached. The two buildings contribute positively to the eclectic mixture of 19th century commercial architecture found throughout this section of King Street.

7. Impact assessment

Methodology

“WCS” and “Williams Conservation Surveying” are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



- 7.1 In order to inform the following policy discussion of the proposals, a concise impact assessment summarising their effect upon the listed building and the conservation area is required. In common with significance assessments for the historic environment, there is no set methodology for completing this exercise, and in this instance guidance has been taken from the international standards for assessing heritage impacts provided by ICOMOS. In each case the impact of the proposals upon the listed building or conservation area is determined as one of the following: major adverse; moderate adverse; minor adverse; negligible adverse; neutral; negligible beneficial; minor beneficial; moderate beneficial; major beneficial.
- 7.2 The assessment then provides a view as to whether, within the terminology of the NPPF, the identified impact amounts to “substantial harm” to the significance of the affected listed buildings within the terminology of the NPPF. Finally any heritage benefits of the scheme are noted which may be utilised as part of the balancing process required by the NPPF. The impact assessment should be read alongside the significance plans, which identify areas of proposed demolition, and the submitted planning stage proposal drawings from the Estee Lauder Companies in-house design facility.

The proposals

- 7.3 The proposals are set out in detail in the accompanying planning stage drawings from the Estee Lauder Companies in-house retail design unit and in the Planning Statement from Cushman and Wakefield. This impact assessment should therefore be read alongside the Planning Statement and the drawings.
- 7.4 In brief summary for the purposes of this assessment, the proposals comprise the refurbishment of the basement floor, the removal of the fitting rooms and rear stair access door (both known to be modern additions) and wider refurbishment of the ground floor, and the construction of new WC and kitchen facilities to the rear of the first floor, along with its wider refurbishment. Externally, the proposals comprise the provision of new shop front signage within the ground floor cornice and provision of a new projecting blade sign.

Impact assessment

- 7.5 It is considered that the proposals would have a *neutral* impact upon the listed building and the wider St Ann’s Square Conservation area as it would not involve the removal or alteration of any of the original features identified within the report. The internal shop fit out proposals would ensure the retention and protection of the original features noted within the foregoing report. The basement storage area reconfiguration would not affect any historic features. It is considered that the external signage proposed would be suitable and would conform to the design character of the conservation area.

Heritage benefits

- 7.6 The proposals would incur a number of clear heritage benefits including the retention and conservation of the existing original features within the unit. The proposals would, in addition, have the wider public and heritage benefit of contributing to the ongoing vitality of the St Ann’s Conservation Area and in particular its traditional use as an area of small, high quality shops.

8. Heritage planning policy discussion

“WCS” and “Williams Conservation Surveying” are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



- 8.1 As noted above, No. 19 King Street is listed at Grade II. In addition, it forms part of the St Ann's Square Conservation Area as designated by Manchester City Council and forms part of the visual setting of the adjacent Nos. 13-17 King Street, also Grade II listed. As such, the City Council in its role as Local Planning Authority is obliged to control any works to the listed building which might affect its special character through requiring owners to apply for Listed Building Consent for the works under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.2 The 1990 Act also imposes a requirement upon Local Planning Authorities to the effect that, in respect of conservation areas "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." This obligation applies to all functions of the Local Planning Authority in the course of its operations under the Planning Acts, and hence to its determination of any applications for Planning Permission within a conservation area.
- 8.3 In practice, this requires the Local Planning Authority to consider the character of the conservation area when determining an application and to make use of such opportunities to "preserve or enhance" the area. In this instance, the conservation area status of the building and the wider area allows the Local Planning Authority to manage the traditional character of King Street as a principal shopping street.
- 8.4 The implementation of the 1990 Act is now guided primarily by the National Planning Policy Framework (NPPF) 2023. In respect of the historic environment, the NPPF provides guidance in Section 16. As in this instance where no occurrences of "substantial harm" or "less than substantial harm" have been identified, Section 192 is of particular relevance as follows:

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 viable uses consistent with their conservation;*
 - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and*
 - c) The desirability of new development making a positive contribution to local character and distinctiveness.*
- 8.5 In this instance, it is considered that the proposed refurbishment of No. 19 King Street would accord with these aspirations and as a result that in heritage terms the proposals accord with the policy intentions of the NPPF.

9. Conclusions

- 9.1 No. 19 King Street is a single purpose-built late 19th century shop unit which is Grade II listed. The building also falls within the St Ann's Square Conservation Area as designated by Manchester City Council, and is a part of the visual setting of the adjacent Nos. 13-17 King Street which is also Grade II listed.
- 9.2 The building was developed during the late 19th century, with the statutory listing entry suggesting a date of the mid-1880s. A drawing exists within Manchester City Archives dated to 1874, which may provide further details as to the construction of the building however as this is

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



not available to view at the time of writing no further confirmation of the exact date of the building can be provided.

- 9.3 The shop unit retains a number of good quality original features including an external decorative scheme with slim cast iron columns, stone pilasters, and regionally unusual use of Gault brickwork. Internally, a wide range of original features survive in good condition including a scheme of ceiling decoration, original cast iron columns, fire places, flooring and a partial survival of the original main staircase.
- 9.4 The unit as it is presently configured has been subject to a significance assessment as required by the NPPF and NPPG, which has concluded that it is of medium to high heritage significance, that it is a positive contributor to the special character of the wider St Ann's Conservation Area, and that it enhances the visual setting of the adjacent listed building at Nos. 13 – 17 King Street.
- 9.5 The proposals comprise the internal refurbishment of the basement, ground and first floors, which will not affect any of the surviving original features. Externally, the proposals comprise the installation of new cornice level signage and a single projecting blade sign. As such, the proposals are considered to be "neutral" in heritage terms and not to incur either "substantial harm" or "less than substantial harm" within the terminology of the NPPF.
- 9.6 The proposals provide a range of heritage and public benefits including the retention and conservation of the remaining original features internally internally. More widely, the proposed refurbishment would contribute to the ongoing, appropriate, use and vitality of St Ann's Square Conservation Area as a shopping area.
- 9.7 As such, it is considered that the proposals accord with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and with the guidance provided by the NPPF, notably at Section 192, in that the proposals will utilise a heritage asset to make a positive contribution both to economic vitality and to local character and distinctiveness.

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



10. Key Sources

Britain from Above (2024): www.britainfromabove.org

British Library online collections (2020) retained on Wikimedia Commons (2024): *Goad's Fire Insurance Plans*

Clenshaw, J. (1994) *Retail Detail: Historic Shopfront Designs*

Hartwell, C., Archer, J.H.G., Holder, J. (2002) *Pevsner Architectural Guides: Manchester*. Yale, New Haven & London

Historic England (2017) *Listing Selection Guide: Commerce and Exchange Buildings*

Historic England (2019) *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*

HM Land Registry, Fylde Office: Title Number MAN143185

Kelly's Directory of Manchester and Salford

Planning (Listed Buildings and Conservation Areas) Act 1990:
<http://www.legislation.gov.uk/ukpga/1990/9/contents>

Manchester Archives and Local Studies: www.manchester.gov.uk/info/448/archives_and_local_history

Manchester City Council: manchester.gov.uk/info/511/conservation_areas

Manchester Group of the Victorian Society: manchestervictorianarchitects.org.uk

National Heritage List: <https://historicengland.org.uk/listing/the-list/>

University of Manchester Special Collections online: <https://www.library.manchester.ac.uk/special-collections/>

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



Appendix 1: Statutory List Entry

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197935

Date first listed: 05-Jun-1994

List Entry Name: 19, KING STREET

Statutory Address 1: 19, KING STREET

Location

Statutory Address: 19, KING STREET

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 83737 98325

Details

MANCHESTER

SJ8398SE KING STREET 698-1/27/180 (North side) No.19

GV II

Shop. c.1880, altered. Yellow brick with sandstone dressings, slate roof. Rectangular plan at right-angles to street. Four storeys. C20 shop-front at ground floor; an arcaded range of 4-light windows on each upper floor: slim cast-iron columns at 1st floor with arched open-work brackets, round-headed windows to 2nd floor with set-in shafts, enriched impostes and linked hoodmoulds with large mask keystones (male and female alternately, all cheerful and stylish); shouldered windows to 3rd floor; parapet.

Listing NGR: SJ8373898327

Legacy

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

Legacy System number: 388233

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.

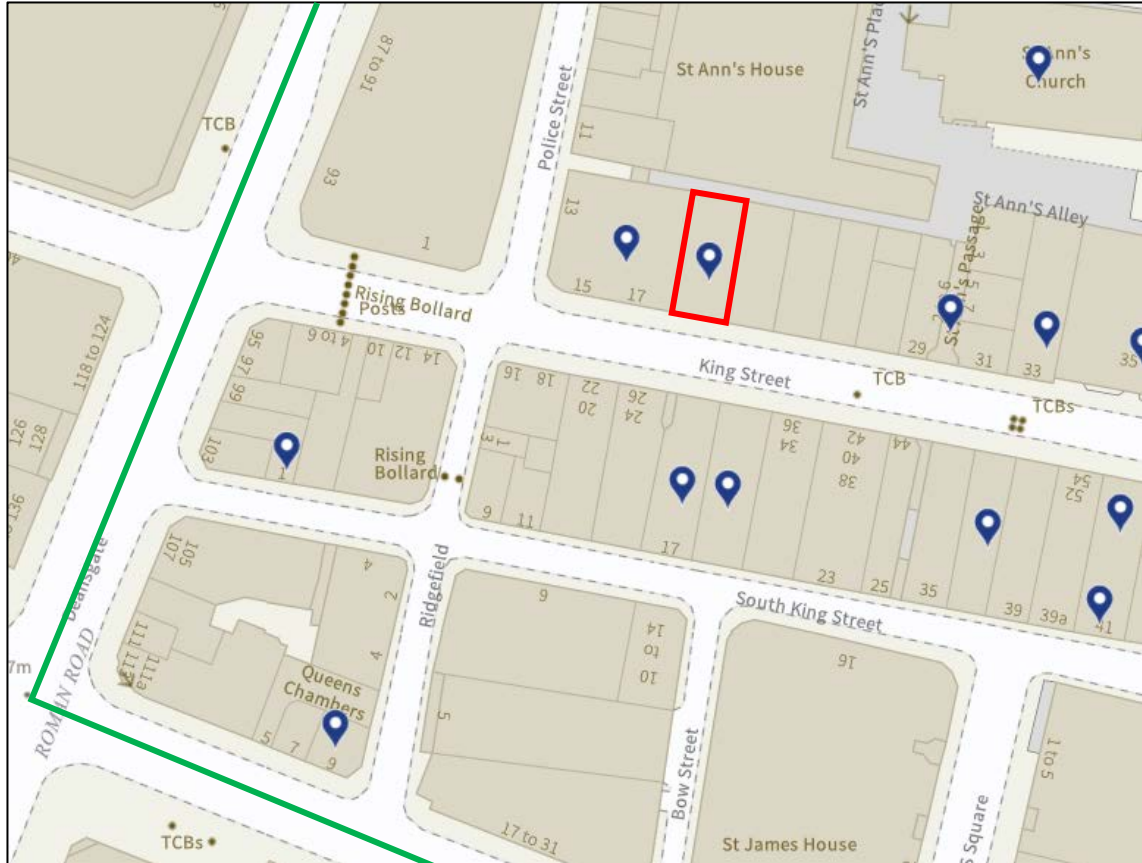
"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041

Appendix 2: Site location and statutory designations plan



Ordnance Survey / Historic England baseline map (2024)

Key:

- Site outlined in red
- St Ann's Square Conservation Area boundary in green
- Listed Buildings identified by blue pins

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

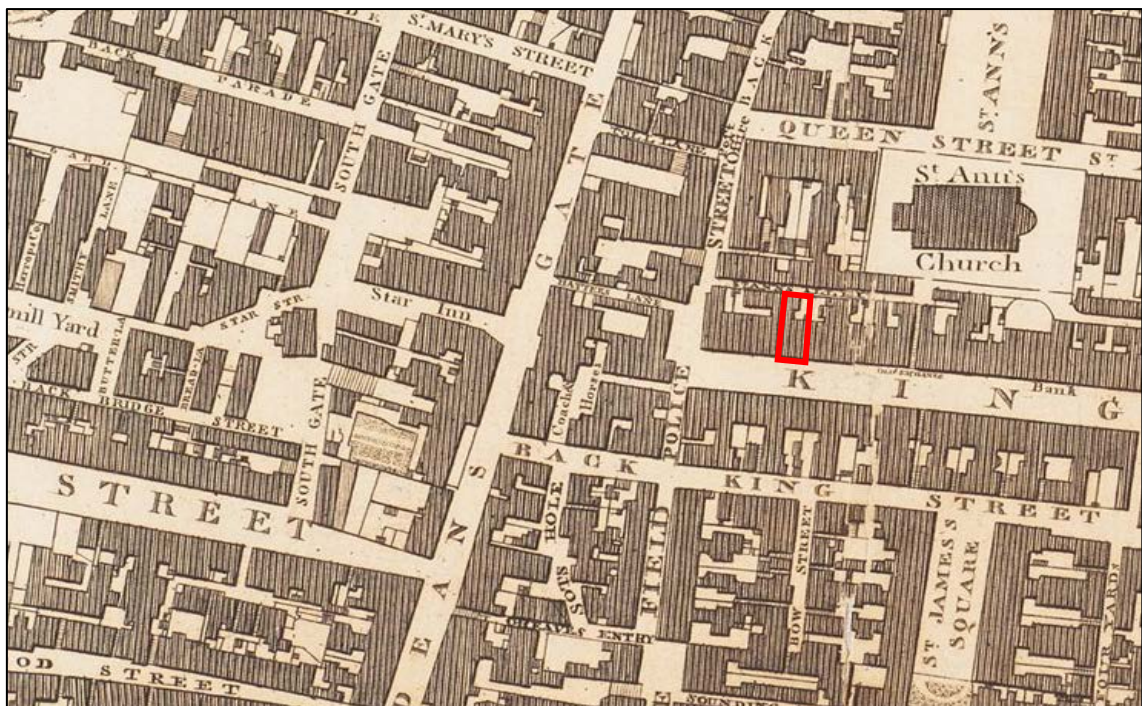
web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041

Appendix 3: Historic map extracts

Approximate site of No. 19 King Street outlined in red. Not reproduced to scale.



1750: This extract from an untitled map of Manchester and Salford of 1750 shows the original layout of King Street in the mid-18th century, with the site in residential use (Manchester City Archives).



1794: Extract from William Green's Plan of Manchester and Salford. The site had been re-built by this date with a rear outshut and yard facing St Ann's Alley. (University of Manchester Special Collections).

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

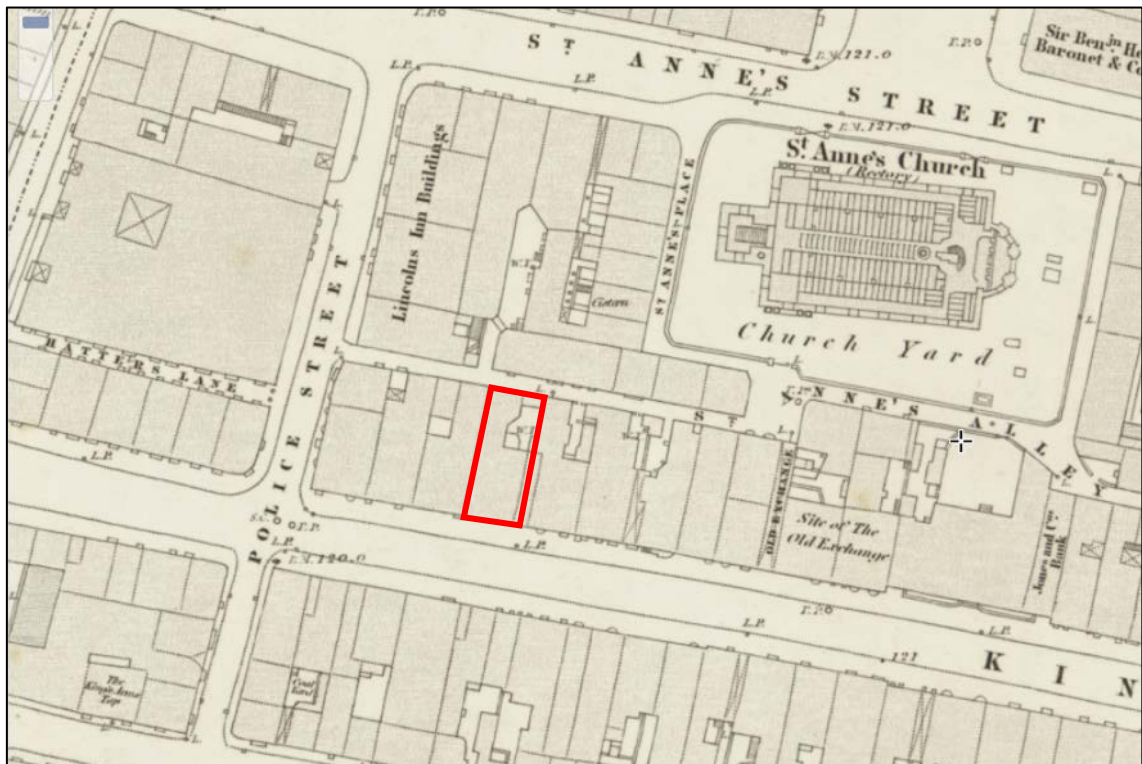
Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



1851: Extract from Joseph Adshead's Plan of Manchester. The heavy diagonal shading used indicates that No. 19 King Street was in commercial rather than residential use by this time, in common with the majority of the surrounding buildings. (University of Manchester Special Collections).



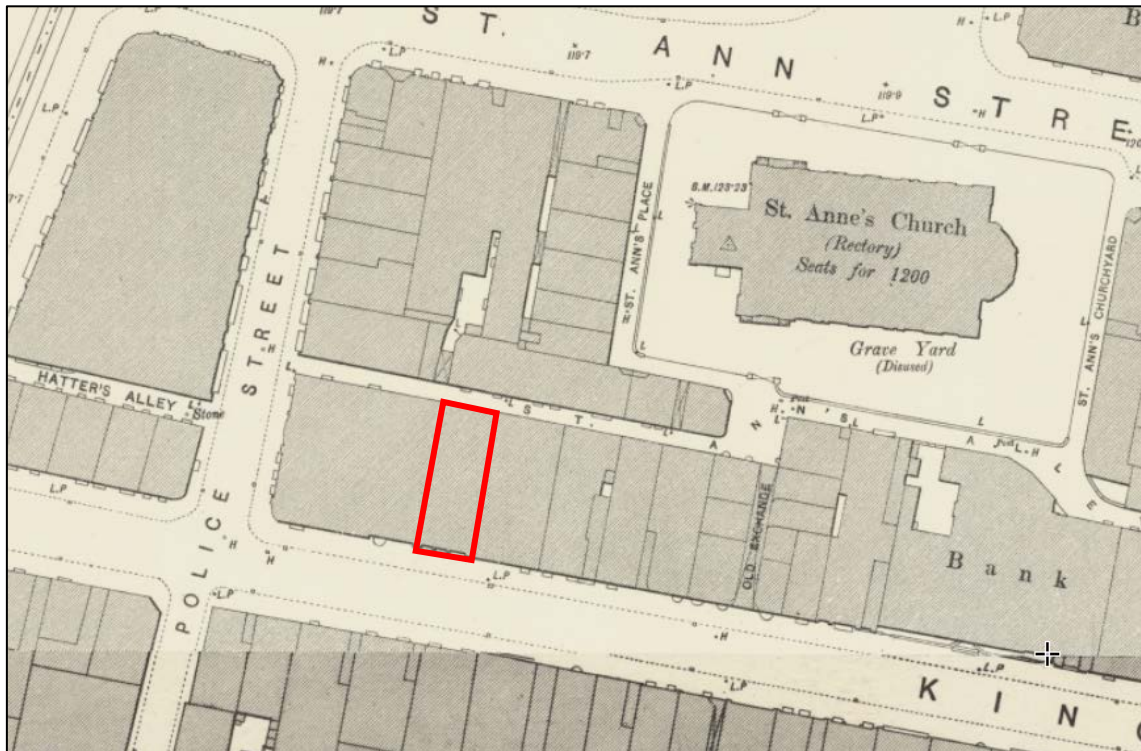
c. 1850: Extract from early Ordnance Survey Town Plan series map of Manchester. Note the object within the rear yard of No. 19 King Street marked "W.T." for Water Tank (National Library of Scotland).

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

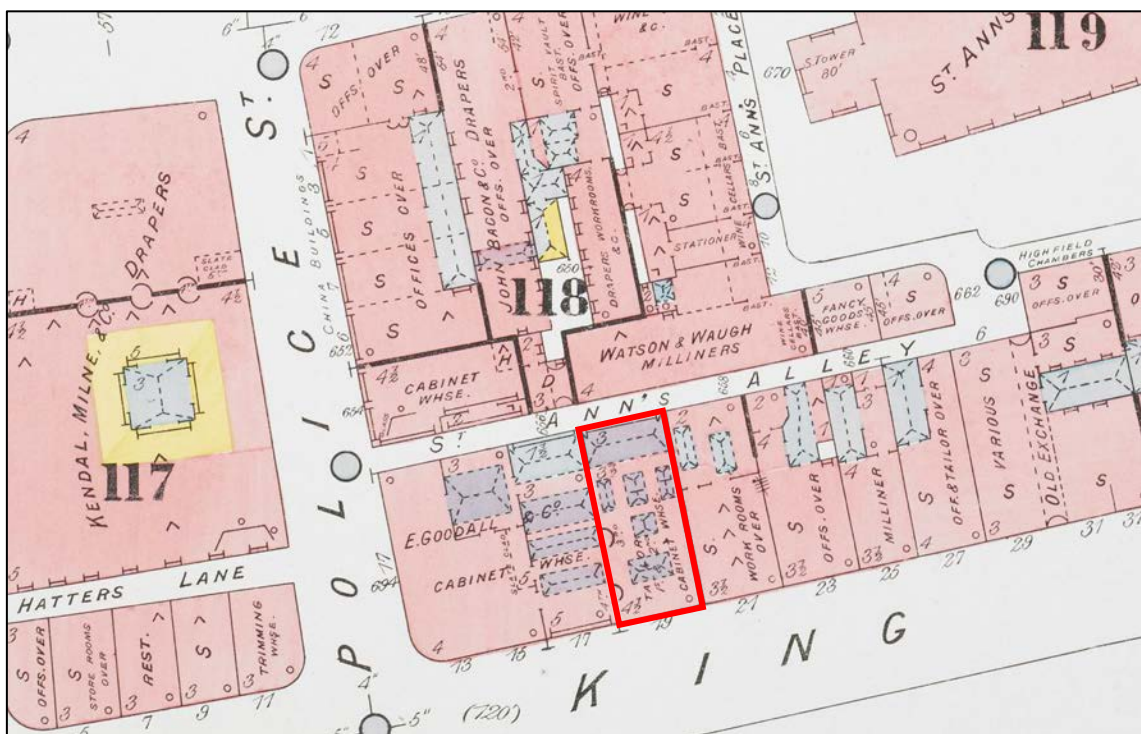
Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



Undated, later 19th century: Later edition OS town plan map appearing to show No. 19 King Street in its modern form occupying all available space within the plot (National Library of Scotland).



1886: Chas. E. Goad's Insurance Plan of Manchester. Note the roof light provision and annotations showing details of building uses including a tailors and cabinet warehouse. (British Library / Wikimedia Commons).

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041

Appendix 4: Historic and aerial photographs



1866: Looking East along King Street. This early photograph shows the original composition of the street with brick terraced 18th century housing above shop fronts (Historic England Archive).

“WCS” and “Williams Conservation Surveying” are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



1927: Aerial view looking north-east across Manchester City Centre. No. 19 King Street outlined in red. (Historic England).

“WCS” and “Williams Conservation Surveying” are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



1944: King Street from Deansgate. An oblique view of No. 19 King Street can be seen within the centre right of the image, highlighted in red.

“WCS” and “Williams Conservation Surveying” are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



2024: Aerial satellite view of the site. Note the roofing configuration, which comprises a central hipped roof arrangement with a series of single pitched roofs to the rear. (Google Maps).

“WCS” and “Williams Conservation Surveying” are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041

Appendix 5: Site photographs (2024)



1. Main south elevation of No. 19 King Street, with Nos. 13-17 King Street (left of image)



2. Main south elevation of No. 19 King Street. Note the unusual use of yellow Gault bricks.



3. Ground and first floor shop front windows. Note the decorative slim cast iron columns.



4. Early- to mid- 20th century replacement bronze door handle (1).



5. Early- to mid- 20th century replacement bronze door handle (2).



6. Early- to mid- 20th century replacement bronze door handle (oblique view).

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

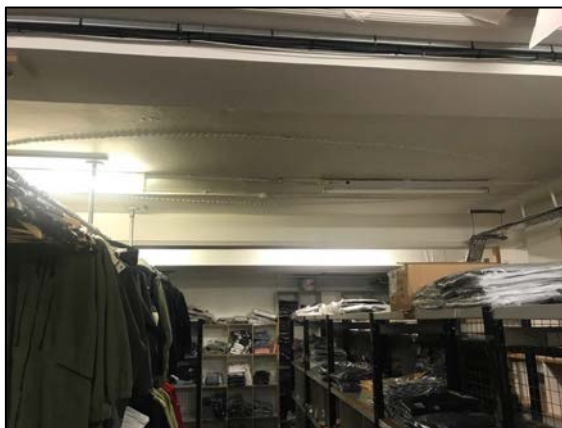
web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



7. Anomalous decorative chamfer to enclosed structural beam within basement.



8. Typical ceiling decoration scheme within basement store area.



9. Typical view of ceilings within basement store area.



10. Ceiling decoration scheme within basement in conjunction with structural beams.



11. Typical section of timber parquet flooring within basement.



12. Ceiling decoration scheme within basement staff welfare areas.



13. Ceiling decoration scheme within ground floor shop floor bays adjacent to King Street.



14. Ceiling decoration scheme within ground floor shop floor in conjunction with structural beams.



15. Typical view of ceiling within ground floor, with decorative cornice to structural beams.



16. Detail of decorative picture rail within parts of ground floor adjacent to King Street.



17. Fireplace with classical fire surround and original tiling with floral motif to rear of ground floor shop floor. Original cast iron grate and solid floor hearth visible.



18. Typical section of traditional timber floor boards to rear section of ground floor.

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



19. Timber parquet flooring to front section of ground floor.



20. Original decorative floor tile scheme to main entrance to ground floor from King Street.



21. General view across ground floor shop floor looking towards King Street. Note the junction between the timber floor boards and parquet flooring within the foreground.



22. General view across ground floor shop floor looking away from King Street. Note the cast iron column and principal staircase within the right hand side of the photograph.



23. Detail of principal staircase at dog leg landing.



24. View up principal staircase towards first floor from dog leg landing.



25. Detail of staircase showing modern timber balusters loosely fitted to finely detailed original carved hardwood handrail.



26. Typical example of original timber skirting board within rear secondary staircase.



27. Typical example of original lath and plaster ceiling within rear secondary staircase.



28. View of first floor ceiling with decorative cornices to enclosed structural beams.



29. Detail of junction between decorative cornice to enclosed structural beam and adjacent ceiling perimeter cornice.



30. Rear fireplace to first floor shop floor with cast iron grate, stone surround and natural stone hearth.



31. Rear fireplace to first floor shop floor with cast iron grate and natural stone hearth. Lightweight replacement timber surround.



32. Detail of junction between timber parquet flooring (left) and timber board flooring (right) at first floor level.



33. General view across the first floor shop floor looking towards King Street.



34. General view across the first floor shop floor looking away from King Street.



35. Original four panelled timber door to first floor fitting room.



36. Detail of vertical seam to cast iron column, derived from production in two moulded sections.

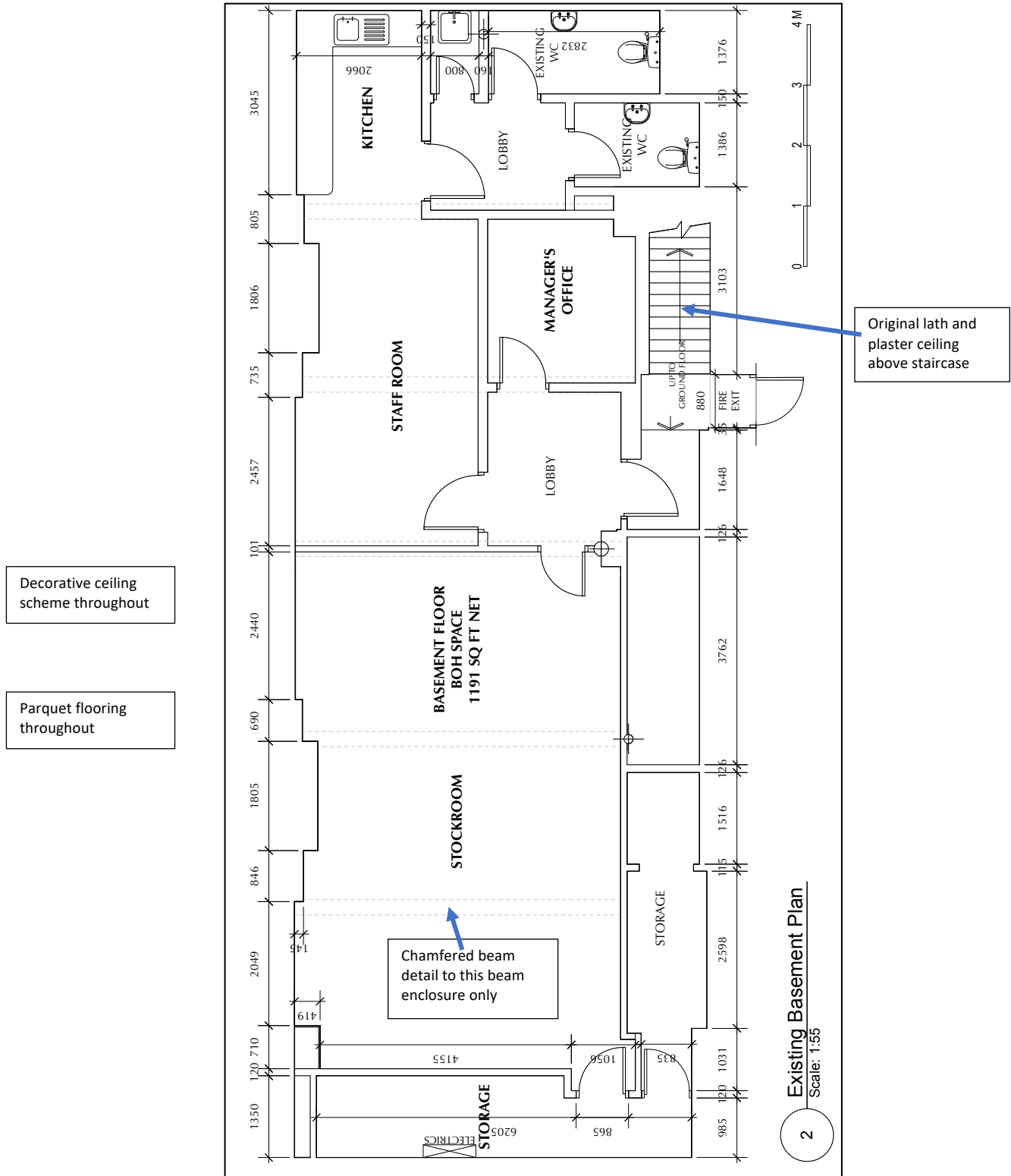
"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041

Appendix 6: Annotated existing plans (2024)

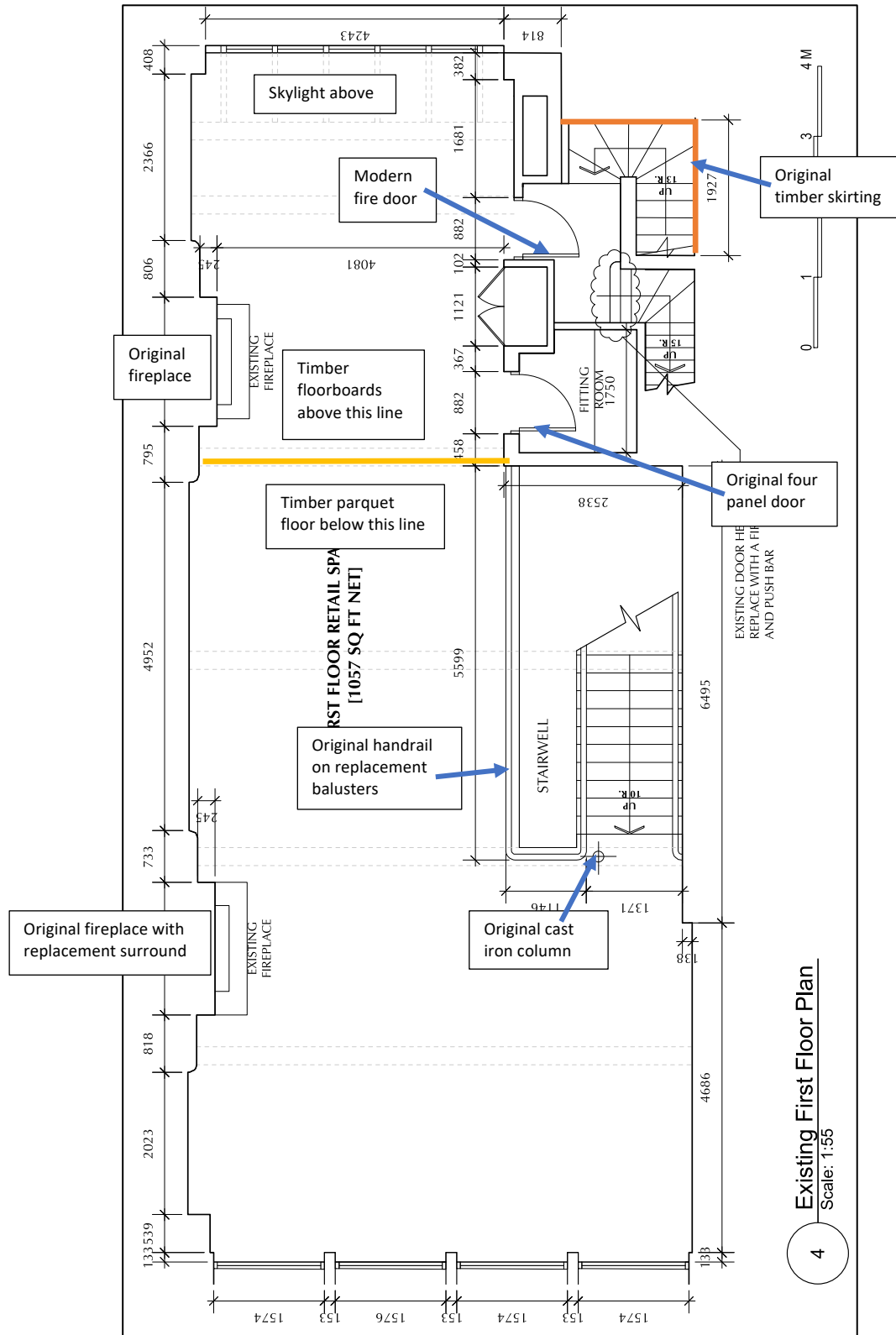


"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041



Base drawings: Estee Lauder Companies
Annotations: WCS

"WCS" and "Williams Conservation Surveying" are trading names of Williams Conservation Surveying Limited, a company incorporated in England and Wales.

Company Number: 12208512; VAT Registration Number: GB 333 6688 79; RICS Firm Registration Number: 835009

Registered Office and correspondence address: 13 Chorlton Villas, 105 Hardy Lane, Manchester M21 8DN

web: www.williams-cs.co.uk email: matthew@williams-cs.co.uk phone: 0161 706 0526 mobile: 07305470041