



HERITAGE IMPACT ASSESSMENT - ADDENDUM NOVEMBER 2023

This Heritage Impact Assessment addendum has been drafted to support planning applications reference **36699/FO/2023** and **136701/LO/2023**.

The internal and external alterations proposed are set out in full within the accompanying design pack. The proposals involve the removal of modern, harmful alterations that detract from and conceal the original historic fabric. The design approach seeks to better reveal the original historic fabric and features of interest such as original brickwork, glazed bricks, original flooring and cornicing where possible.

Following submission of the planning application, Manchester City Council (MCC) Planning Officers requested further information on the heritage features behind the modern fit out. Further investigative work has been carried out by the applicant and a site visit was attended by MCC Planning and Conservation Officers on 20 October 2023 to discuss the proposals now that the soft strip out works have been completed.

An agreed action was for a Heritage Impact Assessment addendum to be completed which provides a photographic schedule of all the photographs taken on site on 20 October 2023 by WSP. This addendum includes a table below showing the photograph, a description of the proposed works, describing the significance and an assessment of the impact of the proposed works. The reference photo number should be read alongside the annotated floor plans enclosed.

Summary of positive changes made:

Further to the feedback received during the course of the application and discussed on site, the following updates have been made to the scheme:

- The existing fascia board will be replaced with glazed fanlights and suspended signage behind. The projecting sign design has also been revisited.
- The lobby suspended ceiling is no longer proposed and glazing has been introduced.
- The wooden flooring at ground floor will be retained, stained, sanded and sealed, except in areas where vinyl safety flooring is necessary.
- Fireplaces revealed will be retained and incorporated into the scheme where possible.
- Plastered walls are largely in poor condition with modern openings, alterations and fixing holes present throughout. Plaster will be retained, made good and redecorated at high level with panelling below. The plaster will be retained and stabilised behind the panelling, so that the original fabric is conserved and could be revealed in the future.
- Lift doors have been identified in the strip-out of the unit, and have been incorporated in the scheme.
- Water damage has been identified and repair works will be undertaken to stop the water ingress and conserve the asset.
- The DDA toilet partitions have been reduced.

- The layout of the basement toilets has been replanned so there are no longer any junctions with toilet partitioning and the existing glazed brick walls. Whilst this is not the applicant's preferred design approach it has been provided to satisfy the feedback received. The toilet partitions are proposed to be built to a height of 2700 mm, finishing short of the beams, allowing the decorative soffit features to be visible.
- The basement back of house space has been reconfigured to minimise partitioning and reduce the number of junctions between partitions and existing glazed brick walls. The glazed brick walls are retained as the finish throughout the majority of the back of house areas. Wall linings have also been reduced to a minimum.
- Electric cabling has been repositioned to avoid disruption to the lift.
- Parquet flooring has been revealed in a section of the basement, this section will be carefully re-laid and incorporated within the scheme. It was initially thought that the parquet flooring may not be salvageable and its retention in the scheme is a notable benefit.
- Steel columns will be revealed (as detailed on the submitted plans) where it is possible to successfully incorporate within the scheme.
- As set out in earlier revisions, decorative features with aesthetic value (cornices, decorative ceilings, dado rails, plaster corbels, skirtings), will be retained, repaired and redecorated as shown on the submitted plans.
- Glazed bricks will be cleaned and incorporated in the scheme wherever possible. There will be a limited area of glazed bricks required to be removed in order to create a safe opening at basement level. The layout has been revisited to minimise the loss. When balanced against all of the benefits of the scheme, which are considerable, this harm is considered acceptable.

As demonstrated within in the photographic schedule below, the proposals will conserve the significance of the heritage asset in accordance with the NPPF and the development plan.

This report should be read in conjunction with the Planning and Heritage Statement (PS.01.70094547) (April 2023) and the updated Planning and Heritage Statement (PS.01.70094547) (June 2023) submitted to the above planning applications. In addition to the following plans:

- Existing ground floor plan (01(01))
- Existing basement floor plan (01(02))
- Existing external elevations (01(03))
- Existing external elevations (01(04))
- Ground floor demise plan (01(05))
- Proposed ground floor plan GA (03(05))
- Proposed basement floor plan GA (03(06))
- Proposed ground floor general works (03(07))
- Proposed basement floor general works (03(08))
- Proposed ground floor RCP (03(09))

- Proposed basement RCP (03(10))
- Proposed external elevations and shopfront details (03(15))
- Proposed fixed joinery – bar servery and screen (03(17))
- Proposed fixed joinery – decorative glazed screens (03(18))
- Proposed fixed joinery – popcorn station and screen (03(19))
- Proposed fixed joinery – lobby (03(20))
- Proposed spit and log storage (03(21))
- Proposed Little Quay Street elevation (03(22))
- GF fixed seating details (03(23))
- GF fixed seating details (03(24))
- Basement fixed seating details (03(25))
- Wall treatments (03(29))
- Wall treatments (03(30))
- Wall treatments (03(31))
- Basement new opening (03(32))
- GF AWC detail (03(33))
- Basement lift cross section (03(34))
- Kitchen detail 03(35)
- M&E drawing pack (22329)
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SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

Reference Photo

DESCRIPTION OF PROPOSED WORKS

GROUND

1



New timber panelled glazed lobby - hardwood infill panels with soft joint to be scribed around decorative plaster cornice - to be paint finished. Soft joint between header panel and cornice using Comriband or similar. Header panel to be painted out to match lobby.

Existing fixing partitions for the previous retail unit fitout will be used.

Skirtings will be retained and repainted. New softwood painted skirtings will be installed where missing.

Existing lime plaster to be made good receive paint finish.

The wall is currently in a patchwork of colours with fixing holes visible from the previous fitout. The plaster is in average/poor condition and the skirting is partly missing.

The modern retail fitout has been removed throughout the unit which has a beneficial impact, allowing the space to be better appreciated and historic fabric revealed throughout.

The new lobby is necessary to exclude drafts through to the dining space. It is a sensitive design that will be scribed around historic detailing. Existing fixing holes will be utilised where possible.

As the lobby is glazed views through the unit will be retained. The works within the lobby area will overall have a beneficial impact on the appreciation of the space, and original fabric previously concealed, such as the skirtings and cornicing, will be retained and revealed and redecorated.

Reference Photo

2



DESCRIPTION OF PROPOSED WORKS

Original timber skirting (where present) will be retained and patch repaired where required.

Outside of the lobby, bespoke tongue and groove softwood panelling would be fixed on softwood grounds, fixed into mortar joint to masonry, to receive paint finish. The existing plaster would be stabilised and retained under the new panelling.

Plaster at high level is in reasonable condition, it will be made good and decorated so that the decorative details are viewed in the context of painted plastered finish, with the top of the panelling finishing at a consistent height throughout.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The wall is currently in a patchwork of colours with fixing holes visible from the previous fitout. The plaster is in average/poor condition. Tidying up the wall and removing redundant fixing holes will have a beneficial impact.

The original skirtings hold aesthetic significance but are in need of repair, replacement (where missing) and redecoration. The proposal will retain and enhance the original historic fabric. This will have a beneficial impact.

Reference Photo

3



DESCRIPTION OF PROPOSED WORKS

Existing openings along this wall will be infilled with 206mm jumbo stud mf and plasterboard party wall comprising of 2no layers of 15mm fireline each side of 146mm stud, cavity filled with batt insulation.

The plasterboard will be painted and set within the reveal to acknowledge the previous openings.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

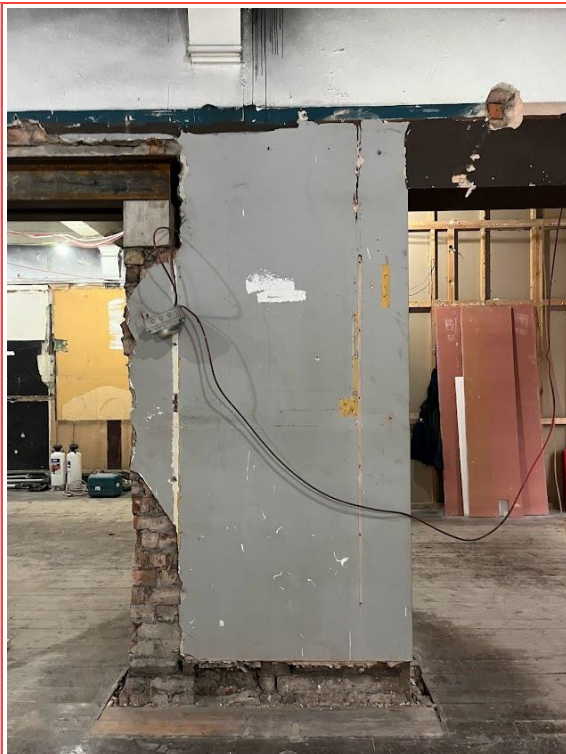
The unit has previously been enlarged by knocking through two neighbouring units, as seen in the historic floorplans.

Subdividing the unit will better reflect the original layout, and more closely match how the space was experienced in the past.

New stud partitions will scribe around skirting and would not disturb the original cornicing which is higher than the opening to be filled. There will be no harm caused to the historic features or significance of the building.

Reference Photo

4



DESCRIPTION OF PROPOSED WORKS

Bespoke tongue and groove softwood panelling to be fixed on softwood grounds, fixed into mortar joint to masonry, to receive paint finish. The existing plaster would be stabilised and retained under the new panelling.

Original plaster finish above the panelling will be stabilised and painted.

Existing cornice to be repaired where damaged, template to be taken of cornice and reproduced as required in fibre reinforced plaster for reinstatement where missing.

Plaster corbels to be repaired / replaced.

New softwood painted skirtings where missing.

Existing timber floor will be retained, stained, sanded and sealed.

Stud partition introduced as detailed above.

A free standing low level screen will be floor fixed in this location.

The hole in the plaster seen in the photograph will receive masonry filler, lime plaster and new paint finish.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The plaster around the openings is in poor condition with steel supports and sections of brickwork exposed. The remaining plaster is in poor decorative finish with various colours, fixing holes and flaked paint.

No skirting is present.

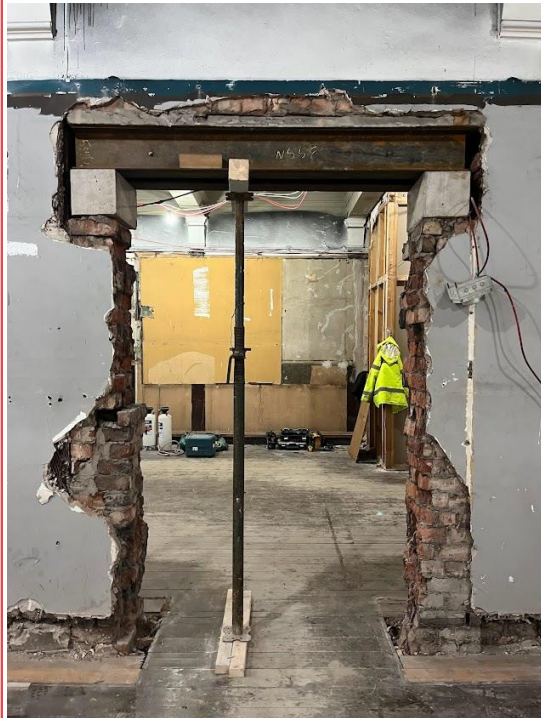
Making good the floor finish, plastered wall, redecorating, filling the opening and introducing new skirtings will have a positive impact.

There will be no harm associated with the works proposed. Instead, features with aesthetic significance will be retained, restored and revealed and the original plaster preserved.

The works will enable the historic detailing that has been concealed behind a modern fit out to be visible and clearly legible which will be of major benefit to the special architectural interest of this space.

Reference Photo

5



DESCRIPTION OF PROPOSED WORKS

Bespoke tongue and groove softwood panelling to be fixed on softwood grounds, fixed into mortar joint to masonry, to receive paint finish.

Original plaster finish above the panelling will be stabilised and painted.

Existing cornice to be repaired where damaged, template to be taken of cornice and reproduced as required in fibre reinforced plaster for reinstatement where missing.

Plaster corbels to be repaired (as required) and redecorated.

New softwood painted skirtings where missing.

Existing timber floor will be retained, stained, sanded and sealed.

The existing opening will be stabilised and made safe.

Stud partition introduced as detailed above.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The plaster around the openings is in poor condition with steel supports and sections of brickwork exposed. The remaining plaster is in poor decorative finish with various colours, fixing holes and flaked paint. Stabilisation works are required as the wall/opening is not structurally sound. No skirting is present.

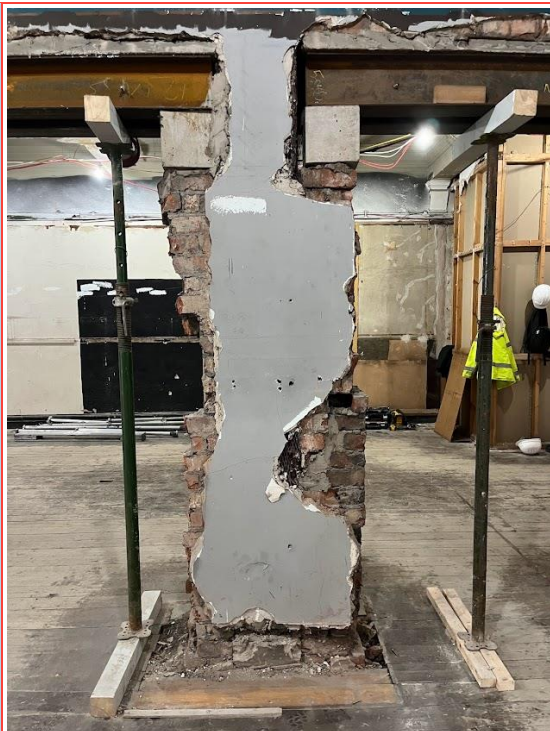
Making good the floor finish, redecorating, filling the opening and introducing new skirtings will have a positive impact and will help to conserve the heritage asset.

There will be no harm associated with the works proposed. Instead, features with aesthetic value will be retained, restored and revealed, and the original plaster preserved.

The works will enable the historic detailing that has been concealed behind a modern fit out to be visible and clearly legible which will be of major benefit to the special architectural interest of this space.

Reference Photo

6



DESCRIPTION OF PROPOSED WORKS

The works proposed reflect those detailed in Reference Photo 5.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The plaster is in poor condition with sections of brickwork exposed. Supporting beam and concrete blocks visible where the opening was created in the past. Stabilisation works are required as the wall/opening is not structurally sound. The remaining plaster is in poor decorative finish with various colours, fixing holes and flaked paint.

No skirting is present.

The benefits identified in Reference Photo 5 also apply.

Reference Photo

7



DESCRIPTION OF PROPOSED WORKS

The works proposed reflect those detailed in Reference Photo 5.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

The plaster around the opening is in poor condition with sections of brickwork exposed. Supporting steel and padstone (non-original) visible where the opening was created in the past. Stabilisation works are required as the wall/opening is not structurally sound.

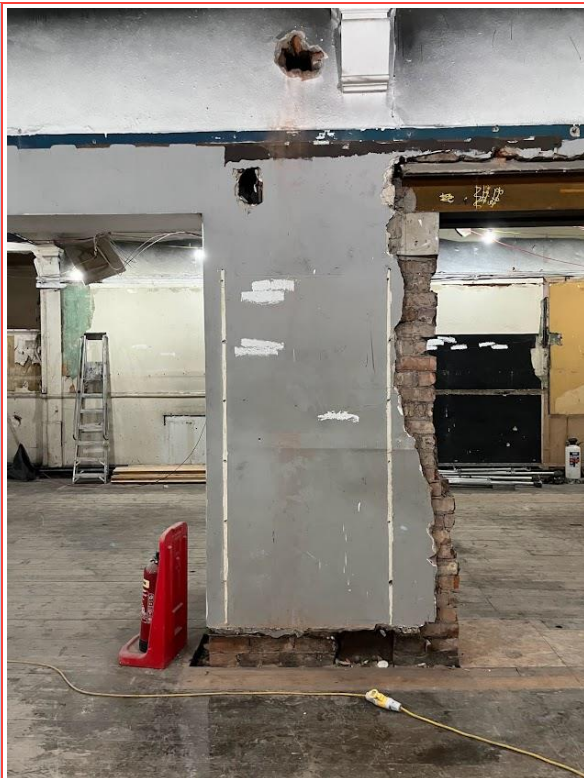
The remaining plaster is in poor decorative finish with various colours, fixing holes and flaked paint.

No skirting is present.

The benefits identified in Reference Photo 5 also apply.

Reference Photo

8



DESCRIPTION OF PROPOSED WORKS

The works proposed reflect those detailed in Reference Photo 5.

The hole seen at high level would be mortar filled with lime plaster finish and repainted.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The plaster around the opening is in poor condition with sections of brickwork exposed. Supporting steel and padstone (non-original) visible where the opening was created in the past. Stabilisation works are required as the wall/opening is not structurally sound.

The remaining plaster is in poor decorative finish with various colours, fixing holes and flaked paint.

No skirting is present.

The benefits identified in Reference Photo 5 also apply.

Reference Photo

9



DESCRIPTION OF PROPOSED WORKS

The works proposed reflect those detailed in Reference Photo 5.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The plaster has a poor decorative finish with various colours, fixing holes and flaked paint.

No skirting is present.

The benefits identified in Reference Photo 5 also apply.

Reference Photo

10



DESCRIPTION OF PROPOSED WORKS

The works proposed reflect those detailed in Reference Photo 5.

Areas of missing flooring will be wood matched and stained to match the retained wooden floorboards.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The plaster around the left opening is in poor condition with sections of brickwork and cement exposed. Supporting steel and padstone (non-original) visible where the opening was created in the past.

The remaining plaster is in poor decorative finish with various colours, fixing holes and flaked paint.

No skirting is present.

The benefits identified in Reference Photo 5 also apply.

Reference Photo

11



DESCRIPTION OF PROPOSED WORKS

The works proposed reflect those detailed in Reference Photo 5.

The proposed spit and log storage will be in this area which will meet a section of bulkhead and plasterboard suspended ceiling which is required to conceal the ventilation equipment.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The plaster around the opening is in poor condition with sections of brickwork exposed. Supporting steel and padstone (non-original) visible where the opening was created in the past.

The remaining plaster is in poor decorative finish with various colours, fixing holes and flaked paint.

Some skirting is present, other sections are missing.

The benefits identified in Reference Photo 5 also apply.

The spit area will not affect features of historic significance. Existing fixing holes will be used where possible to minimise any impact to historic fabric.

Reference Photo

12



DESCRIPTION OF PROPOSED WORKS

Kitchen

Existing walls to be lined with independent lining system, to be built to a height below the line of existing cornice to receive acrylic hygienic wall finish. New 800 x 450mm opening to be formed in existing masonry wall at high level, below beam and cornice line, to structural engineers details - to accommodate kitchen ventilation duct route.

Original skirtings, decorative plaster corbels and cornicing will be retained and preserved behind the new kitchen fit out.

New suspended ceiling introduced to conceal extract equipment, M&E and to protect the existing features. The mechanical HVAC arrangement above the ceiling finish is shown on the submitted Reflective Ceiling Plans (03(09) Rev C). Fixing holes from the previous suspended ceiling will be used for the new suspended ceiling.

Vinyl safety flooring will be laid over 18mm ply.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The plaster is in poor condition with sections of brickwork exposed. The remaining plaster is in poor decorative finish with various colours, fixing holes and flaked paint.

The cornicing, skirtings and decorative ceiling hold aesthetic significance. This significance will be preserved through the proposal. The modern fitout is reversible and can be removed in the future to reveal the original building fabric.

Re-concealing the original fabric behind the kitchen fit out will protect the walls and historic features from the day-to-day use of a commercial kitchen (grease, fumes, spillages etc). This is the most appropriate space for a kitchen within the unit, as it is furthest from the principal street elevations on Deansgate and Quay Street.

The new opening will be the minimum size required to accommodate the kitchen ventilation route between the kitchen and the plant room. Whilst there will be removal of original fabric, it is the smallest area necessary, and features of significance will not be altered.

Given that this space has been concealed behind the retail fitout for many years and existing fixing holes will be utilised, there will be a neutral impact.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

Reference Photo

DESCRIPTION OF PROPOSED WORKS

			The flooring proposed is necessary for a working kitchen, making a safe, hygienic nonslip surface. Modern flooring has been removed recently and the proposal will recover the boards to protect them. The flooring is reversable and will have a neutral impact.
13		Suspended ceilings, flooring and new stud walls are required as described at Reference Photo 12. The extract fan in the glazing will be removed and opening will be reglazed. High level boards as seen will be removed and vinyl will be applied internally to the glazing to shield the view of the kitchen and create a uniform finish on Little Quay Street.	The significance of cornicing, skirtings and decorative ceiling identified in Reference Photo 12 apply. The comments made around the condition of plaster are also relevant. The existing extract fan and wooden slats seen in front of the glazing holds no significance and their removal and replacement glazing will have a positive impact. The glazing has been concealed by the previous retail stockroom for many years. This ceiling has been concealed with modern fit out for many years, the ceiling is well preserved, the proposal will reconceal the ceiling to protect it in the kitchen area therefore preserving the heritage asset. To create a functional space. It is necessary to locate the kitchen in this area, as it is the most appropriate space. It is furthest from the principal street elevations and will improve the Little Quay Street elevation as detailed in the external works sections below.

Reference Photo		DESCRIPTION OF PROPOSED WORKS	SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT
			A suspended ceiling is required in the kitchen area to align with food health and safety practices. Reglazing has been proposed with an opaque vinyl covering to shield the view of the kitchen as agreed on site with MCC, this will have a neutral impact given that it has been previously concealed.
14		Suspended ceilings, flooring and new stud walls are required as described at Reference Photo 12. Original features such as the fireplace, skirtings, beam and cornicing will be retained and preserved behind the new kitchen fit out. There will be no physical attachment to the historic features identified. Existing fixing holes will be used where possible. A new 150mm diameter core drill hole will be required in the existing slab for service penetrations. The arrangement does not clash with any original decorative historic building fabric such as beams or cornice and does not require structural support / intervention.	The cornicing, skirtings and fireplace holds aesthetic and historic significance, although they are currently in a poor condition. This significance will be preserved through the proposal. The modern fitout is reversible and can be removed in the future to reveal the original building fabric. Existing fixings will be used where possible rather than creating new openings. No works are proposed to any historic features. The plaster is in poor condition with fixing holes, various paint colours and flaking paint. Whilst it is not possible to reveal the fireplace within the kitchen for practical reasons, the design has been altered to incorporate a fireplace revealed in the customer area. The historic material will be preserved and protected behind modern fitout, replacing the

Reference Photo	DESCRIPTION OF PROPOSED WORKS	SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT
15	 The fireplace will be retained and concealed. No physical attachment to the fireplace. Fireplace to be blocked up to prevent further water ingress. To be blocked with brick masonry, brick panel to be set back in reveal as not keyed in to coursing of existing masonry to allow intervention to be easily reversible in future.	recently removed retail fit out, and so the impact is neutral. The fireplace holds historical significance however as noted above the fireplace is in poor condition. Whilst this fireplace will be re-concealed, the kitchen fitout is reversable and can be removed in the future to reveal the original fabric. The fitout will preserve and protect the fireplace from the commercial kitchen. Therefore, the heritage asset will be conserved. Positively, another fireplace which has been revealed at ground floor will be exposed in the customer area (photograph 51).

Reference Photo

16



DESCRIPTION OF PROPOSED WORKS

Suspended ceilings, flooring and new stud walls are required as described at Reference Photo 12.

The existing door will be removed and replaced with new reduced width door opening formed in 60minute MF and plasterboard partition.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The plaster is in poor condition with sections of modern plaster and vent opening. The remaining plaster is in poor decorative finish with various colours, fixing holes and flaked paint.

The plaster does not hold special aesthetic or historical significance, it has been clearly altered and needs repairing.

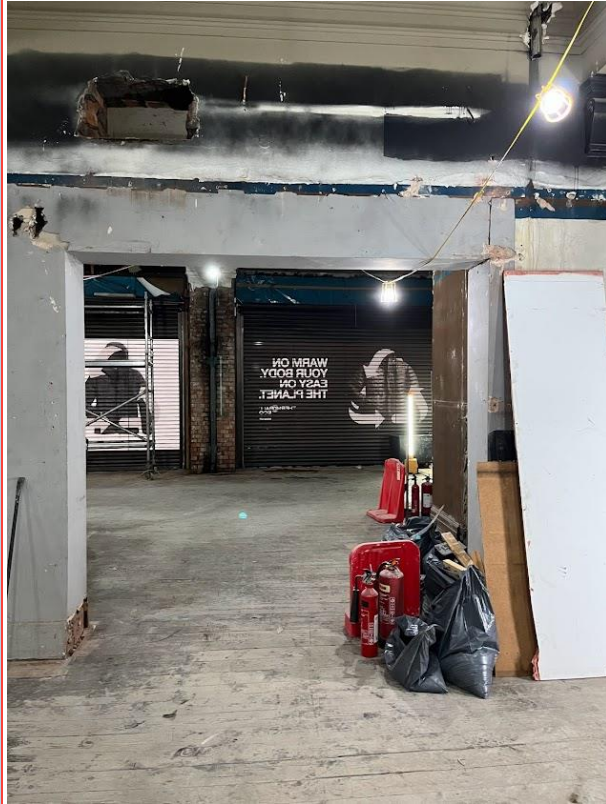
The corning and decorative plaster corbels hold aesthetic significance which will be preserved through its retention. The modern fitout is reversable and can be removed in the future to reveal the original building fabric.

The door opening is altered and would not impact upon historic finishes.

There will be no harm associated with the works. Moreover, we propose to retain / repair / expose the corbels throughout the rest of the building.

Reference Photo

17



DESCRIPTION OF PROPOSED WORKS

Bespoke tongue and groove softwood panelling to be fixed on softwood grounds, fixed into mortar joint to masonry, to receive paint finish.

Original plaster finish above the panelling will be stabilised and painted.

Existing cornice to be repaired template to be taken of cornice and reproduced as required in fibre reinforced plaster for reinstatement where missing.

Plaster corbels to be redecorated.

The opening will be retained. New softwood painted skirtings will be installed where missing.

The opening at high-level shown will be closed and repainted and brickwork filled.

Existing timber floor will be retained, stained, sanded and sealed.

Existing original ceiling to be exposed throughout guest facing areas, fully repaired and painted. The submitted drawings show the location of the exposed cable tray which will provide containment for wiring and fixing of light fittings, ceiling fans and air conditioning.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The plaster is in poor condition with sections of modern plaster and an opening at high-level in the brickwork.

The remaining plaster is in poor decorative finish with various colours, fixing holes and flaked paint.

Making good the floor finish, redecorating, filling the opening and introducing new skirtings will have a positive impact.

There will be no harm associated with the works proposed. Instead, features with aesthetic value will be retained, restored, and revealed.

The works will enable the historic detailing that has been concealed behind a modern fit out to be visible and clearly legible which will be of major benefit to the special architectural interest of this space.

All ductwork etc is to be suspended below existing decorative cornicing, corbels and beams. All containment to receive decorative finish to match ceiling. There will be no fixings to cornices or beams. Therefore, the proposed works are not considered to harm the special architectural interest of the interior space.

Reference Photo

18



DESCRIPTION OF PROPOSED WORKS

A new glazed screen will be installed where the existing opening is, formed in oak hardwood with reclaimed stained-glass panels. Fully upholstered bench and seating in front of the screen will be free standing.

New plasterboard and tongue & groove panelling either side of the screen.

Original plaster finish above the panelling will be stabilised and painted.

Booth seating introduced (not fixed) in front of the screen.

Flooring will be as described in Reference Photo 17.

The faces of 2no steel columns currently set within the existing masonry wall are to be exposed. The treatment of the exposed steels is detailed in plan (03(31)).

The proposed t&g panelling will finish in line with the edge of the steel column.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The plaster has a poor decorative finish with various colours, fixing holes and flaked paint. Supporting steels and padstones (non-original) are visible with exposed brickwork around the opening. Works are required as the wall/opening is not structurally sound.

It was agreed during the recent site visit that this section of wall is in poor condition of limited heritage value.

The corning and decorative plaster corbels hold aesthetic value and will be retained, repainted and incorporated into the proposals which will preserve and enhance the features and appreciation of the unit.

The works proposed will create separation and enclosure between diners and the staircase behind. The steel columns would be revealed, painted and incorporated within the scheme.

Reference Photo

19



DESCRIPTION OF PROPOSED WORKS

The treatment of flooring, cornicing, plaster corbels will be as described in Reference Photo 18.

Panelling will be installed with stabilised plaster above. New softwood painted skirtings will be installed where missing.

The faces of 2no steel columns currently set within the existing masonry wall are to be exposed. The treatment of the exposed steels is detailed in plan (03(31)).

The proposed t&g panelling will finish in line with the edge of the steel column.

The temporary fire alarm system as seen in the photo will be removed.

Flooring will be as described in Reference Photo 17.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The plaster has a poor decorative finish with various colours, fixing holes and flaked paint. Supporting steel and padstones (non-original) are visible with exposed historic and modern brickwork around the opening.

The cornicing and decorative plaster corbels hold aesthetic value and will be retained, repainted and incorporated into the proposals which will preserve and enhance the features and appreciation of the unit.

The works proposed will create separation and enclosure between diners and the staircase behind. The steel columns would be revealed, painted and incorporated within the scheme.

There will be six steel columns revealed at ground floor, behind the wall shown in this photograph. The treatment of the exposed steels is detailed in plan (03(31)).

Concealing messy alterations, supporting steels and padstones with a cohesive decorative finish will have a positive impact.

Reference Photo

20



DESCRIPTION OF PROPOSED WORKS

Existing lime plaster and skirtings will be made good, and a new paint finish applied.

Paint finished plastered plasterboard partitioning will be installed where the existing opening is shown to subdivide the unit.

Flooring will be as described in Reference Photo 17.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

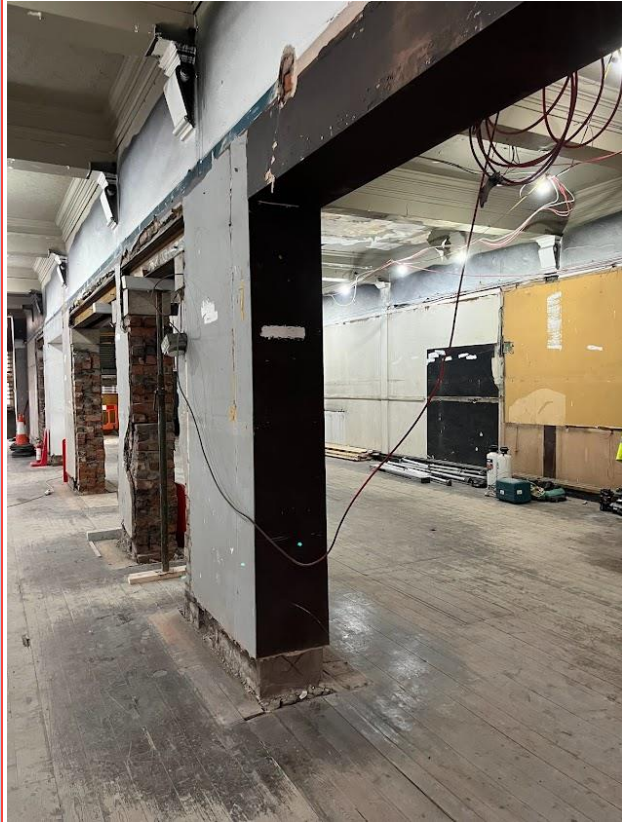
The plaster has a poor decorative finish with various colours, fixing holes and flaked paint. The proposal will retain the plaster, make good and redecorate.

Whilst this section of wall shown holds no special aesthetic value, the removal of the retail shop fit out and suspended ceilings will enable the historic detailing seen on cornices, corbels and skirtings to be visible and clearly legible. The new partition will closely reflect the original shop layout.

There will be no harm resulting from the works proposed in this location and but there will however be a decorative improvement. Together the works will conserve the asset and enhance how the space is experienced.

Reference Photo

21



DESCRIPTION OF PROPOSED WORKS

Please see Reference Photo 4.

Cornicing and plaster corbels are more visible within this photo.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The cornicing and decorative plaster corbels hold aesthetic value and will be retained, repainted and incorporated into the proposals which will preserve and enhance the features.

There will be no harm resulting from the works proposed in this location and but there will however be a decorative improvement.

Together the works will conserve the asset and enhance how the space is experienced.

Reference Photo

DESCRIPTION OF PROPOSED WORKS

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

22

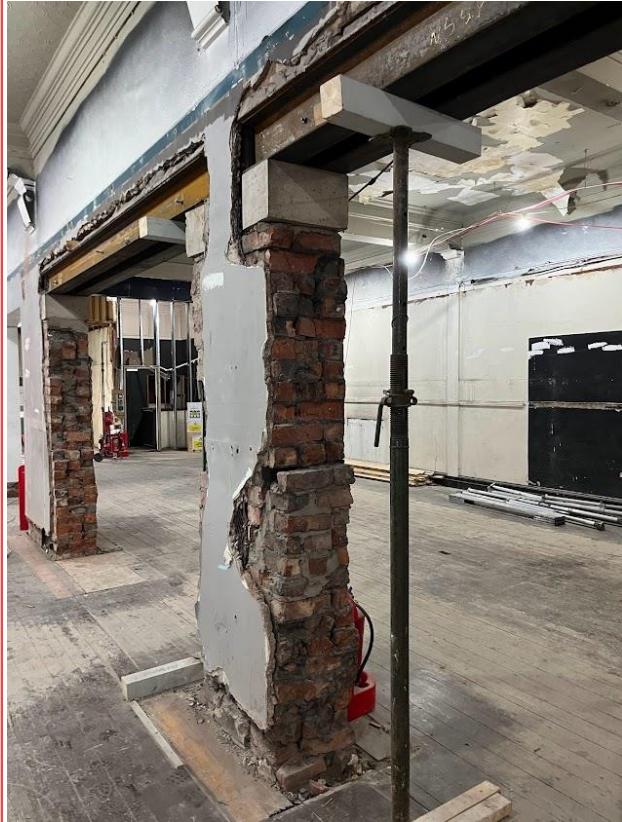


Please see Reference Photo 5.

There will be no harm resulting from the works proposed in this location and but there will however be a decorative improvement, concealing the steel, padstone (non-original) and creating an attractive and useable space. Together the works will conserve the asset and enhance how the space is experienced.

Reference Photo

23



DESCRIPTION OF PROPOSED WORKS

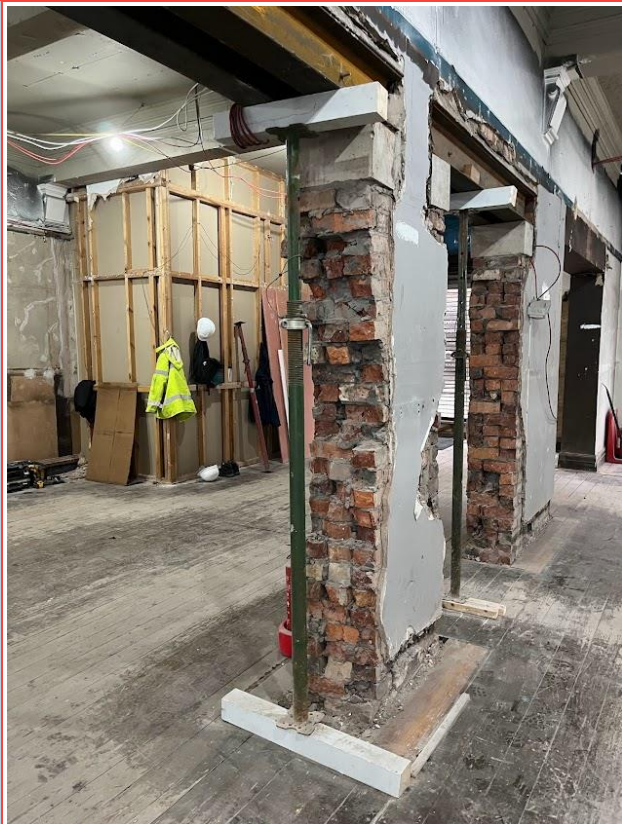
Please see Reference Photo 6.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

There will be no harm resulting from the works proposed in this location and but there will however be a decorative improvement, concealing the steels, padstones (non-original) and creating an attractive and useable space. Together the works will conserve the asset and enhance how the space is experienced.

Reference Photo

24



DESCRIPTION OF PROPOSED WORKS

Please see Reference Photos 3-6.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

There will be no harm resulting from the works proposed in this location and but there will however be a decorative improvement, concealing the steels, padstones (non-original) and creating an attractive and useable space. Together the works will conserve the asset and enhance how the space is experienced.

Reference Photo

25



DESCRIPTION OF PROPOSED WORKS

Please see Reference Photo 7.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

There will be no harm resulting from the works proposed in this location and but there will however be a decorative improvement, concealing the steels, padstones (non-original) and creating an attractive and useable space. Together the works will conserve the asset and enhance how the space is experienced.

Reference Photo

26



DESCRIPTION OF PROPOSED WORKS

Please see Reference Photos 7-9.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

There will be no harm resulting from the works proposed in this location and but there will however be a decorative improvement, concealing the steels, padstones (non-original) and creating an attractive and useable space. Together the works will conserve the asset and enhance how the space is experienced.

Reference Photo

27



DESCRIPTION OF PROPOSED WORKS

Please see Reference Photos 9-10.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

There will be no harm resulting from the works proposed in this location and but there will however be a decorative improvement, concealing the steels, padstones (non-original) and creating an attractive and useable space. Together the works will conserve the asset and enhance how the space is experienced.

Reference Photo

28



DESCRIPTION OF PROPOSED WORKS

Please see Reference Photos 10-11.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

There will be no harm resulting from the works proposed in this location and but there will however be a decorative improvement, concealing the steels, padstones (non-original) and creating an attractive and useable space. Together the works will conserve the asset and enhance how the space is experienced.

Reference Photo

29



DESCRIPTION OF PROPOSED WORKS

Please see Reference Photo 11.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

Concealing the steels, padstones (non-original) and creating an attractive and useable space will have a beneficial impact. There will be a new opening created above but it will not disturb or remove features of significance such as the corning, or plaster corbels.

The opening is the minimum required.

Reference Photo

30



DESCRIPTION OF PROPOSED WORKS

The roller shutters will be removed. The radiator will be removed.

The existing cornice will be repaired and template to be taken of cornice and reproduced in traditional fibre reinforced plaster for reinstatement where needed. Lime plaster to be reinstated / repaired. 300 x 300 mm square softwood timber bead. 15 x 70 mm tongue and groove softwood panelling to be fixed on softwood grounds, fixed into mortar joint to masonry and will have a paint finish.

New softwood painted skirtings will be installed where missing. See plan 03(30) drawing F.

Glazing to be installed, to replace fascia board.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

This area at the front of the unit is in poor condition. It contains areas of exposed brickwork, wooden finishes, peeling wallpaper and a redundant iron radiator. There are two discrete areas in the unit where there is wallpaper showing musical notes. The wallpaper has some historic interest showing the previous use of the space, it has not been well preserved, it is in poor condition and is peeling. The wallpaper is not consistent with the aesthetic of the proposed fit out and taking this into account along with the condition and limited significance it has been agreed with MCC that it is not possible to incorporate this within the design.

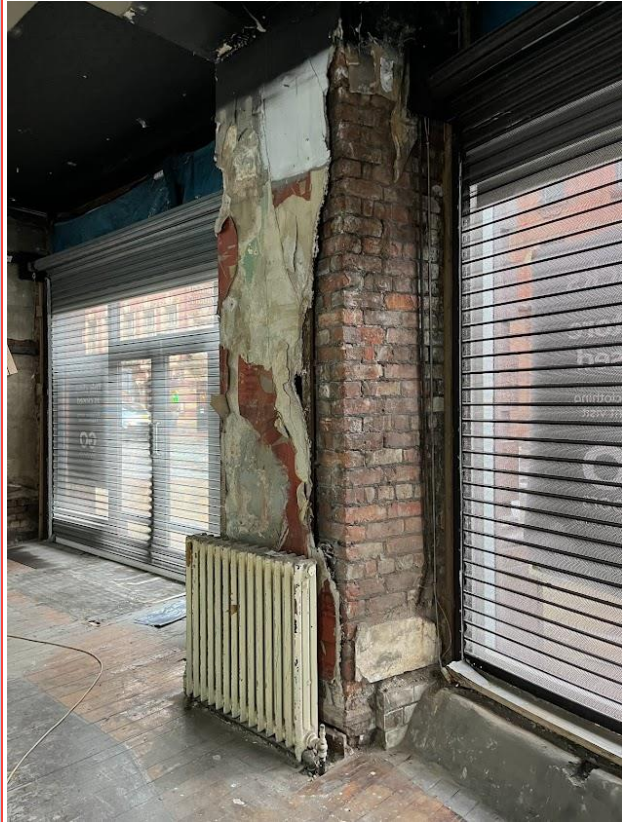
The radiator does not hold heritage significance.

The new fanlights will enhance the space.

There is not a consistent finish in this area, the proposal will create a consistent wall finish which will enable the historic detailing to be visible and clearly legible which will be of major benefit to the special architectural interest of this space.

Reference Photo

31



DESCRIPTION OF PROPOSED WORKS

The radiator will be removed.

See plan 03(30) drawing F.

Glazing to be installed, to replace fascia board.

Raked panel below window will be retained and painted to incorporate in the scheme.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The radiator, whilst old, does not have heritage significance and so its removal will not result in harm.

The new fanlights will enhance the space.

Reference Photo

32



DESCRIPTION OF PROPOSED WORKS

Existing skirting will be retained, where missing, new softwood painted skirting will be installed to match existing historic skirting.

The existing cornice will be repaired and a template to be taken of cornice and reproduced in traditional fibre reinforced plaster for reinstatement where needed. Lime plaster to be reinstated / repaired and redecorated.

The roller shutters will be removed.

Reinstate historic design skirting.

Raked panel below window will be retained and painted to incorporate in the scheme.

See plan 03(30) drawing E.

Glazing to be installed, to replace fascia board.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The extent of the music wallpaper is limited to this area, retention is not proposed as it will not be in keeping with the overall design.

The music wallpaper has limited significance and it being replastered will have minimal impact on the significance of the asset.

The new fanlights will enhance the space. This together with, removing the roller shutters, redecorating and repairing decorative features will have a beneficial impact.

Reference Photo

33



DESCRIPTION OF PROPOSED WORKS

Existing skirting will be retained, where missing, new softwood painted skirting will be installed to match existing historic skirting.

The existing cornice will be repaired and a template to be taken of cornice and reproduced in traditional fibre reinforced plaster for reinstatement where needed. Lime plaster to be reinstated / repaired.

The roller shutters will be removed.

Timber infill section under window will be installed to create a simple skirting.

Raked panel below window will be retained and painted to incorporate in the scheme.

See plan 03(30) drawing E.

New glazing to be installed, to replace fascia board.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The extent of the music wallpaper is limited to this area, retention is not proposed as it will not be in keeping with the overall design.

The music wallpaper has limited significance and it being replastered will have minimal impact on the significance of the asset.

The new fanlights will enhance the space. This together with, removing the roller shutters, redecorating and repairing decorative features will have a beneficial impact.

Reference Photo

34



DESCRIPTION OF PROPOSED WORKS

Existing skirting will be retained, where missing, new softwood painted skirting will be installed to match existing historic skirting. The existing cornice will be repaired and template to be taken of cornice and reproduced in traditional fibre reinforced plaster for reinstatement where needed. Lime plaster to be reinstated / repaired.

The roller shutters will be removed.

Timber infill section under window will be installed to create a simple skirting.

Raked panel below window will be retained and painted to incorporate in the scheme.

See plan 03(30) drawing D.

Glazing to be installed , to replace fascia board.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

This area at the front of the unit is in poor condition. It contains areas of exposed brickwork and wooden finishes. Due to the condition, and limited areas it is not possible to incorporate this within the design.

There is not a consistent finish in this area, the proposal will create a consistent wall finish which will enable the historic detailing to be visible and clearly legible which will be of major benefit to the special architectural interest of this space.

The new fanlights will enhance the space. This together with, removing the roller shutters, redecorating and repairing decorative features will have a beneficial impact.

Reference Photo

35



DESCRIPTION OF PROPOSED WORKS

Existing skirting will be retained, where missing, new softwood painted skirting will be installed to match existing historic skirting. The existing cornice will be repaired and template to be taken of cornice and reproduced in traditional fibre reinforced plaster for reinstatement where needed. Lime plaster to be reinstated / repaired.

The roller shutters will be removed.

Existing skirting will be retained, where missing, new softwood painted skirting will be installed to match existing historic skirting.

Raked panel below window will be retained and painted to incorporate in the scheme.

Timber infill section under window will be installed to create a simple skirting.

See plan 03(30) drawing D.

Glazing to be installed, to replace fascia board.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

This area at the front of the unit is in poor condition. It contains areas of exposed brickwork and wooden finishes. Due to the condition, and limited areas it is not possible to incorporate this within the design.

There is not a consistent finish in this area, the proposal will create a consistent wall finish which will enable the historic detailing to be visible and clearly legible which will be of major benefit to the special architectural interest of this space.

The new fanlights will enhance the space. This together with, removing the roller shutters, redecorating and repairing decorative features will have a beneficial impact.

Reference Photo

36



DESCRIPTION OF PROPOSED WORKS

Existing cornice to be repaired. Template to be taken of cornice and reproduced in traditional fibre reinforced plaster for reinstatement where required.

Lime plaster render to be reinstated / repaired.

Plaster corbels to be repaired / replaced. Template to be taken of corbels and reproduced as required with traditional fibre reinforced moulding plaster.

Existing skirting will be retained, where missing, new softwood painted skirting will be installed to match existing historic skirting.

Existing dado rail to be retained.

The roller shutters will be removed.

Original softwood panelling to be repaired and made good where required, to receive paint finish.

See Plan 03(29) Drawing C.

Raked panel below window will be retained and painted to incorporate in the scheme.

Glazing to be installed, to replace fascia board.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

Historic features of significance include the cornice, plaster corbels, original skirting, dado rail and panelling.

The condition of the plaster is in poor decorative finish and a section is missing where the brickwork is exposed. The new plaster and repairs as proposed will create a high-quality, consistent, finish.

Where historic features have been revealed during the strip out, they are proposed to be retained, repaired, and redecorated which will preserve and enhance the features.

The new fanlights will enhance the space.

There will be no harm resulting from the works proposed in this location. The proposals will have a beneficial impact.

Reference Photo

37



DESCRIPTION OF PROPOSED WORKS

Existing cornice to be repaired. Template to be taken of cornice and reproduced in traditional fibre reinforced plaster for reinstatement where required.

Lime plaster render to be reinstated / repaired.

Rainwater pipe to be replaced and concealed.

Plaster corbels to be repaired / replaced. Template to be taken of corbels and reproduced as required with traditional fibre reinforced moulding plaster.

15mm x 70mm bespoke tongue and groove softwood panelling to be fixed on softwood grounds, fixed into mortar joint to masonry, to receive paint finish.

Existing skirting will be retained, where missing, new softwood painted skirting will be installed.

Existing dado rail to be retained.

The roller shutters will be removed. Fanlights will be installed to replace fascia board.

Original softwood panelling to be repaired and made good where required, to receive paint finish.

See Plan 03(29) Drawing C.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The pipe is a detractor, it has been installed to cut through the corning. The proposal to reposition the pipe and make good the corning will have a positive impact.

Historic features of significance include the cornice, plaster corbels, original skirting, dado rail and panelling.

The condition of the plaster is in poor decorative finish and a section is missing where the brickwork is exposed. Lime plaster is reinstated where it is practicable. There is significant water ingress and damp to some of the masonry which would prevent the successful application of plaster – the walls would require six months in dry condition to be dry enough for such works. In these areas softwood panelling is proposed. Moreover, the Landlord will repair pipework above to stop any further water ingress and potential further damage.

The new panelling and plaster will conceal the rainwater pipe and provide a cohesive finish.

Where historic features have been revealed during the strip out, they are proposed to be retained, repaired, and redecorated which will preserve and enhance the features.

The new fanlights will enhance the space.

Reference Photo	DESCRIPTION OF PROPOSED WORKS	SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT
		There will be no harm resulting from the works proposed in this location. The proposals will have a beneficial impact.
38	 Existing cornice to be repaired. Template to be taken of cornice and reproduced in traditional fibre reinforced plaster for reinstatement where required. Rainwater pipe to be replaced and concealed. Lime plaster render to be reinstated at high level. Below, 15mm x 70mm bespoke tongue and groove softwood panelling to be fixed on softwood grounds, fixed into mortar joint to masonry, to receive paint finish. New softwood painted skirting will be installed. This particular area of brickwork is water damaged and so will need to be left until it is dried out and treated before any works can be done. See Plan 03(29) Drawing B. Glazing to be installed to replace fascia board. The roller shutters will be removed.	The cornice is a historic feature, but it requires repair. This is proposed to be repaired and redecorated which will preserve and enhance the features. Plaster is missing and will be reinstated at high level which will have a positive impact, creating a consistent decorative finish throughout that will enhance how the space is experienced. Replacing the pipe, preventing further water ingress, and allowing the bricks to dry out will help to preserve the wall and therefore has a positive impact. Lime plaster is reinstated where it is practicable. There is significant water ingress and damp to some of the masonry which would prevent the successful application of plaster – the walls would require six months in dry condition to be dry enough for such works. In these areas softwood panelling is proposed. The new panelling and plaster will conceal the rainwater pipe and provide a cohesive finish. There will be no harm resulting from the works proposed in this location. The proposals will have a beneficial impact.

Reference Photo

39



DESCRIPTION OF PROPOSED WORKS

Existing cornice to be repaired. Template to be taken of cornice and reproduced in traditional fibre reinforced plaster for reinstatement where required.

Rainwater pipe to be replaced and concealed.

Lime plaster render to be reinstated at high level. Below, 15mm x 70mm bespoke tongue and groove softwood panelling to be fixed on softwood grounds, fixed into mortar joint to masonry, to receive paint finish.

New softwood painted skirting will be installed.

This particular area of brickwork is water damaged and so will need to be left until it is dried out and treated before any works can be done.

See Plan 03(29) Drawing B.

Glazing to be installed, to replace fascia board.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The new fanlights will enhance the space.

Replacing the pipe, preventing further water ingress and allowing the bricks to dry out will help to preserve the wall and therefore has a positive impact.

The cornice is a historic feature, but it requires repair.

Plaster is missing and will be reinstated at high level which will have a positive impact, creating a consistent decorative finish throughout that will enhance how the space is experienced.

Lime plaster is reinstated where it is practicable. There is significant water ingress and damp to some of the masonry which would prevent the successful application of plaster – the walls would require six months in dry condition to be dry enough for such works. In these areas softwood panelling is proposed.

The new panelling and plaster will conceal the rainwater pipe and provide a cohesive finish.

Where historic features have been revealed during the strip out, they are proposed to be retained, repaired, and redecorated which will preserve and enhance the features.

The new fanlights will enhance the space.

Reference Photo	DESCRIPTION OF PROPOSED WORKS	SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT
		There will be no harm resulting from the works proposed in this location. The proposals will have a beneficial impact.
40		Existing cornice to be repaired. Template to be taken of cornice and reproduced in traditional fibre reinforced plaster for reinstatement where required. Rainwater pipe to be replaced and concealed. Lime plaster render to be reinstated at high level. Below, 15mm x 70mm bespoke tongue and groove softwood panelling to be fixed on softwood grounds, fixed into mortar joint to masonry, to receive paint finish. New softwood painted skirting will be installed where it is missing. See Plan 03(29) Drawing A. The plaster seen in the right-hand side of the image will be retained and repainted. Corbel and cornice to be replaced to match. The cornice is a historic feature, but it requires extensive repair using appropriate lime renovation plaster. Sections of cornice which are beyond repair will be replicated and replaced. This will be of significant benefit to the asset. Plaster is missing and will be reinstated at high level which will have a positive impact, creating a consistent decorative finish throughout that will enhance how the space is experienced. Replacing the pipe, preventing further water ingress, and allowing the bricks to dry out will help to preserve the wall and therefore has a positive impact. Lime plaster is reinstated where it is practicable. There is significant water ingress and damp to some of the masonry which would prevent the successful application of plaster – the walls would require six months in dry condition to be dry enough for such works. In these areas softwood panelling is proposed. The new panelling and plaster will conceal the rainwater pipe and provide a cohesive finish. Where historic features have been revealed during the strip out, they are proposed to be

Reference Photo	DESCRIPTION OF PROPOSED WORKS	SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT
		retained, repaired, and redecorated which will preserve and enhance the features. There will be no harm resulting from the works proposed in this location. The proposals will have a beneficial impact.
41		Existing plasterwork will be retained, stabilised and repainted. An area of new floating hardwood timber flooring loose laid over existing floor. Existing skirting will be retained, where missing, new softwood painted skirting will be installed to match existing historic skirting. 2no. 150mm diameter core drill holes in existing slab above for service penetrations. The holes do not clash with any decorative historic building fabric such as beams or cornice. A paint finished plastered plasterboard partition and door will be installed to form the DDA toilet. It should be noted that after meeting with MCC, it was discussed on site the need to reduce partition walls in this location. Therefore, this area has been redesigned to reduce the amount of partitioning. Retention and redecoration of the plasterwork will have a positive impact. New flooring is required for the DDA toilet and entrance area. It will be laid over and reversible. New drill holes are required to facilitate the new toilet. However, the new holes are not in sensitive areas where original fabric of heritage value will be disturbed. The reduction in partitioning helps to preserve the historic asset and minimise any impact from the proposed works.

Reference Photo

42



DESCRIPTION OF PROPOSED WORKS

Existing plasterwork will be retained, stabilised and repainted.

An area of new floating hardwood timber flooring loose laid over existing floor.

Existing skirting will be retained, where missing, new softwood painted skirting will be installed to match existing historic skirting. New grab rails, toilet, handbasin will be installed to form the new DDA toilet.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

Retention and redecoration of the plasterwork will have a positive impact. The plaster and decorative finish are in poor condition.

New flooring is required for the DDA toilet and entrance area. It will be laid over and reversible.

There will be some disturbance to the walls as toilet furniture is affixed but this will be limited.

Reference Photo

43



DESCRIPTION OF PROPOSED WORKS

Existing plasterwork will be retained, stabilised and repainted.

An area of new floating hardwood timber flooring loose laid over existing floor.

Existing skirting will be retained, where missing, new softwood painted skirting will be installed to match existing historic skirting.

New grab rails, toilet, handbasin will be installed to form the new DDA toilet. Tiled panel proposed to reduce number of attachments.

A paint finished plastered plasterboard partition and door will be installed to form the DDA toilet.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

Retention and redecoration of the plasterwork will have a positive impact. The plaster and decorative finish are in poor condition.

New flooring is required for the DDA toilet and entrance area. It will be laid over and reversible.

There will be some disturbance to the walls as toilet furniture is affixed but this will be limited.

Reference Photo

44



DESCRIPTION OF PROPOSED WORKS

60min fire resisting partition installed.

Existing timber door to be fixed shut.

Existing steel door to be retained and fixed shut.

Existing lime plaster to receive breathable paint finish.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

The lift doors have aesthetic value and the doors' retention in the scheme is of benefit.

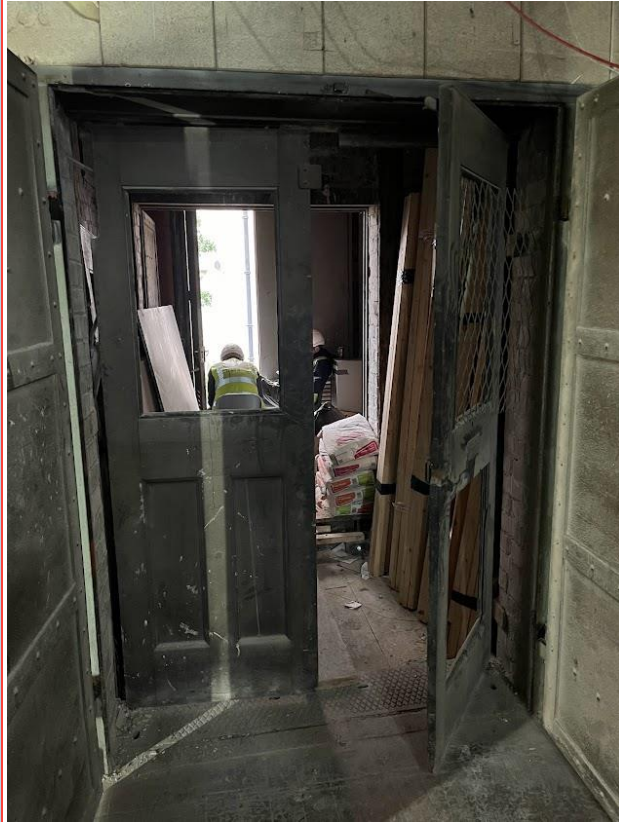
The works required are necessary to make the lift safe both in terms of avoiding accidents, but also with regards to fire safety.

The works firstly ensures that there is no harm to staff or customers, but it will also preserve and enhance the value, by exposing an area that otherwise would be concealed and framing it in a better setting that has a high-quality decorative finish, therefore conserving the heritage asset.

Free standing glazed screening will preserve views through to this area and create a feature area showcasing the historic asset (lift doors). Furniture will be free standing.

Reference Photo

45



DESCRIPTION OF PROPOSED WORKS

60min fire resisting partition installed.
Existing timber door to be fixed shut for safety reasons.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

This is for safety reasons and does not cause harm to or diminish the heritage value as the doors will be retained and preserved.

Reference Photo

46



DESCRIPTION OF PROPOSED WORKS

Existing lime plaster to receive breathable paint finish.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

This area shows a mixed wall finish of paint, wood, plaster and stone and holds no aesthetic value.

The works will provide a better decorative finish to the walls, framing the lift doors which will be retained in the scheme.

Reference Photo

47



DESCRIPTION OF PROPOSED WORKS

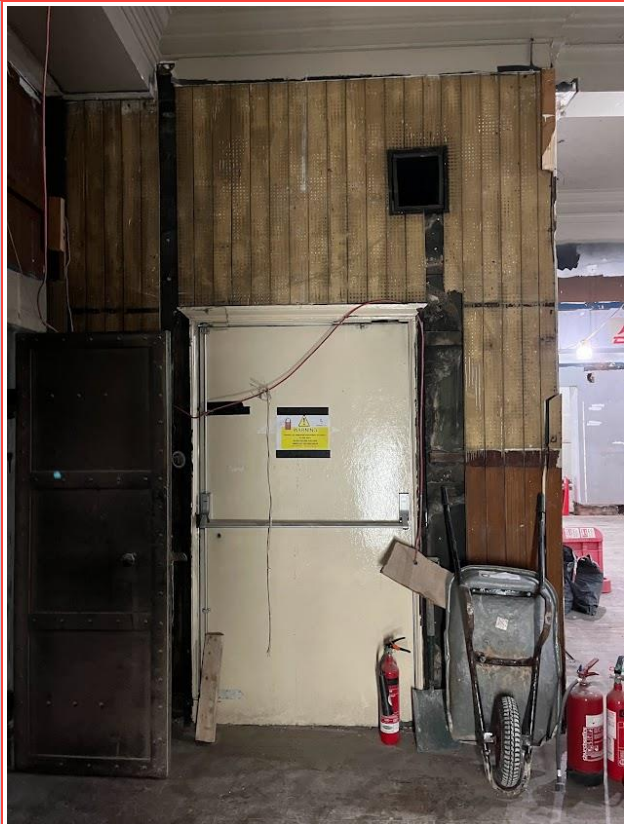
The modern polystyrene wall tiles will be removed, underlying plaster made good and painted.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The wall tiles hold no heritage significance, and their removal will be of benefit.

Reference Photo

48



DESCRIPTION OF PROPOSED WORKS

The modern panelling will be removed, and the vent opening filled. The underlying plaster will be made good and repainted. The fire door will be retained and redecorated.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

This is a modern fire door and modern timber clad wall hold no heritage value. There are openings on the wall which will be filled to tidy the appearance of the wall. The heritage significance is low, and the works will only improve the appearance.

Reference Photo

49

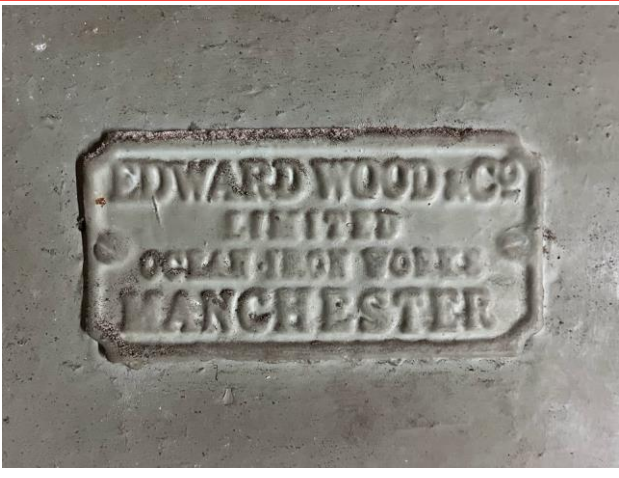


DESCRIPTION OF PROPOSED WORKS

As described above at reference photographs 44-48.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

As described above at reference photographs 44-48.

Reference Photo	DESCRIPTION OF PROPOSED WORKS	SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT
50 	As described above at reference photographs 44-48.	As described above at reference photographs 44-48.

Reference Photo

51



DESCRIPTION OF PROPOSED WORKS

The exposed fireplace will be retained, and plaster made good.

Damaged plaster corbels will be reinstated.

To be paint finished.

The exposed bricks will be plastered over with lime plaster up to the edge of the fireplace metalwork.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

This area contains plaster in in poor decorative finish with various colours, fixing holes and flaked paint.

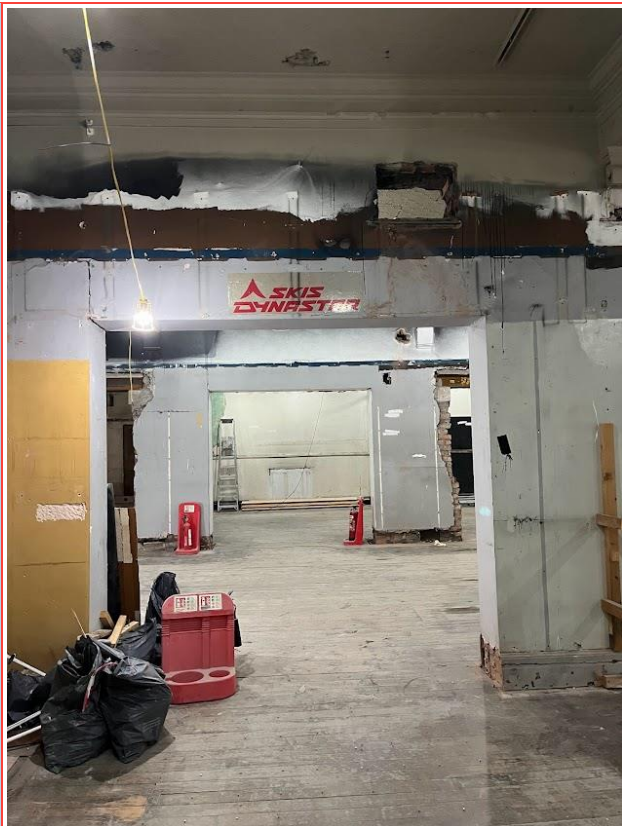
The plaster corbels are badly damaged, and its reinstatement will have a positive impact.

The fireplace holds heritage value and its retention in the scheme will be beneficial.

The works will provide a better decorative finish to the walls, framing the fireplace which will be retained in the scheme, therefore conserving the heritage asset.

Reference Photo

52



DESCRIPTION OF PROPOSED WORKS

Bespoke tongue and groove softwood panelling to be fixed on softwood grounds, fixed into mortar joint to masonry, to receive paint finish.

Original plaster finish above the panelling will be stabilised and painted.

Existing cornice to be repaired, template to be taken of cornice and reproduced as required in fibre reinforced plaster for reinstatement where missing.

Plaster corbels to be repaired / replaced.

The opening in the foreground will be retained. The opening in the background will form the new partition wall which will subdivide the unit.

New softwood painted skirtings where missing, repainted skirting where existing.

The opening at high-level shown will be filled and repainted.

Existing timber floor will be retained, stained, sanded and sealed.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

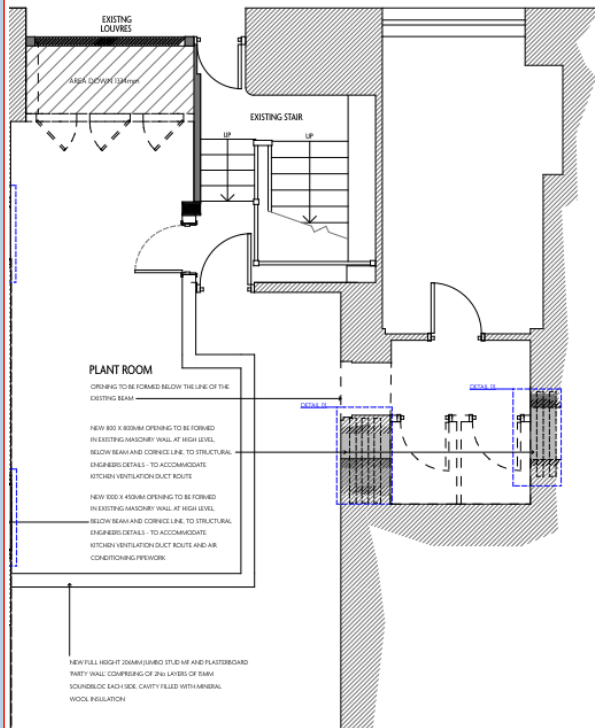
The plaster is in poor condition with sections of modern plaster and an opening at high-level in the brickwork.

The remaining plaster is in poor decorative finish with various colours, fixing holes and flaked paint.

Making good the floor finish, redecorating, filling the opening and introducing new skirtings will have a positive impact.

There will be no harm associated with the works proposed. Instead, features with aesthetic value will be retained, restored and revealed.

The works will enable the historic detailing that has been concealed behind a modern fit out to be visible and clearly legible which will be of major benefit to the special architectural interest of this space.



A new full height 206 mm jumbo stud MF and plasterboard party wall comprising of 2 layers of 15 mm soundbloc to each side, cavity filled with mineral wool insulation is proposed.

This is not proposed to intervene with any of the historic material and therefore the harm of the works is low.

Reference Photo

54



DESCRIPTION OF PROPOSED WORKS

An opening is proposed below the line of the existing beam. A new 800 x 800 mm opening is to be formed in existing wall at high level below beam and cornice line. This is needed to accommodate kitchen ventilation duct route.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

New openings are required to facilitate the kitchen ventilation. However, the new holes are not in sensitive areas where original fabric of heritage value will be disturbed. The openings are the minimum size required to accommodate the equipment.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

Reference Photo

DESCRIPTION OF PROPOSED WORKS

BASEMENT		
1B		Existing fireplace opening in existing masonry wall to be blocked up with brickwork. New full height partitions installed to create the food prep area. Independent wall lining installed to prep area with hygienic sheet wall covering. Brick infill panel will be set back in reveal and will not be keyed into existing brickwork. Intervention will be fully reversible. The glazed bricks and fireplace hold heritage significance. However, as this is proposed to be a prep-space, the glazed bricks and fireplace needs to be lined and finished with hygienic wall cladding. This is required to create the prep area and the hygienic surface is necessary for this function. This will be achieved with an independent wall lining with no fixings into the wall. This was initially proposed to be an office, but this would have involved removal of the wall. As such a solution has been found to reconfigure the layout, so that the original fireplace and glazed bricks can be retained and preserved behind the partition walls, therefore conserving the heritage asset. The flooring is mastic asphalt with no heritage significance. A floating flooring is proposed to sit on top of the existing surface. The flooring will be reversible, not fixed, and not concreted as agreed on site. It will introduce more appropriate materials, improving upon the existing finish.

Reference Photo

2B



DESCRIPTION OF PROPOSED WORKS

There are no works proposed to the lift itself. A 60minute fire rated partition will be installed to the opening for fire safety reasons. The glazed brick walls are to be cleaned and made good. If repairs are required, this will be done using white hydraulic restoration mortar by Keim.

The flooring is to be finished in sheet vinyl safety flooring over ply substrate.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

The lift and doors will be retained and no works are proposed to the doors or lift.

For fire safety reasons a fire rated partition is required within the doorway to make it safe and comply with building regulations.

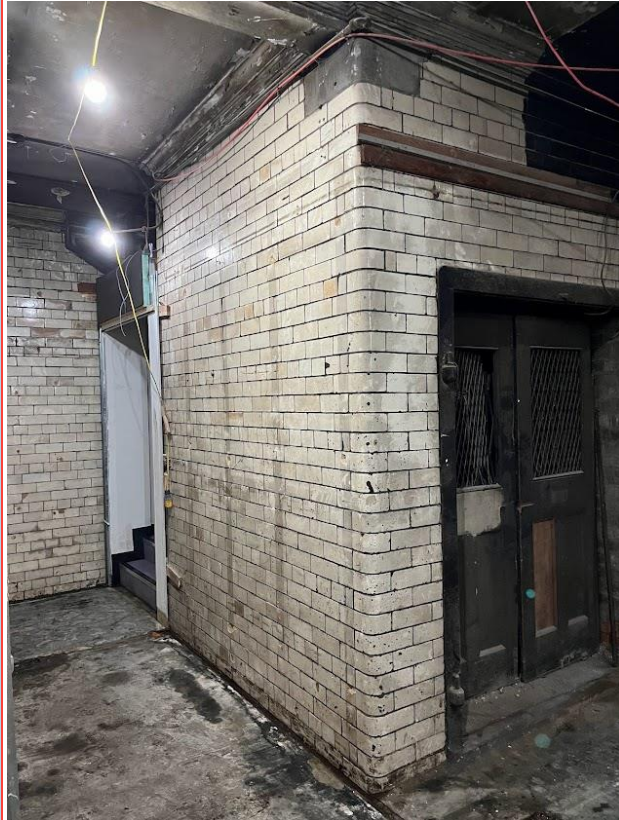
The glazed brickwork and cornicing have been exposed through the strip out which has a beneficial impact.

Ensuring that this significant area is exposed, firstly ensures that there is no harm but also adds positive value by exposing an area that otherwise would be concealed.

The flooring is as described at reference photo 1B.

Reference Photo

3B



DESCRIPTION OF PROPOSED WORKS

To the left of the lift shaft an electric cupboard is proposed. This has been relocated (originally proposed in front of the lift doors, prior to strip out taking place). Timber battens will use existing fixing holes. A 100mm diameter core drill hole required for new incoming electricity cabling.

A 600 x 600 lay in grid suspended ceiling will be added. The existing plastered ceilings, beams and corning are to be brushed to remove all flaking paint and loose plaster. Where repairs are needed an appropriate lime renovation plaster will be used in preparation for paint finishes.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

Glazed bricks, the lift, and corning hold heritage significance.

It is necessary to create a route for new electric cabling to run.

The new opening is necessary through the glazed brick, resulting in minor harm, however this is limited to the minimum required. Existing fixing holes will be used for the battens. The design has been revisited so as not to obscure the lift doors.

Overall, the arrangement in this section of the basement has been reconfigured to minimise partitioning and reduce the number of junctions between partitions and existing glazed brick areas, in addition to reducing wall linings to a minimum. This all ensure that the interventions are kept to a minimum and the historic fabric retained where possible.

The flooring is as described at reference photo 1B.

Reference Photo	DESCRIPTION OF PROPOSED WORKS	SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT
4B 	2No physical junctions are required here between new fire rated partitions and existing glazed bricks. Fire rated partitions are required to form a separate fire compartment between the guest facing space and back of house space. The bin store also required to be a stand-alone fire compartment. Refer to drawing No. 03(08)E The glazed brick walls are to be cleaned and made good. If repairs are required, this will be done using white hydraulic restoration mortar by Keim. Hangers to new suspended ceiling will be fitted using fixing holes from existing suspended ceiling.	The glazed bricks hold aesthetic significance and their exposure and retention is beneficial. The partitions are necessary for health, safety and fire reasons. Throughout the unit the layout has been revisited to minimise the amount of connections required to the historic features. The bricks will be cleaned and conserved within the scheme. The flooring is as described at reference photo 1B.
5B 	Existing former pavement lights at high level to be made fully watertight. Water damaged areas of existing plastered ceilings, beams and cornice will require repair using appropriate lime renovation plaster. Section of cornicing which are beyond repair will be replaced with new cornicing to match using traditional fibre reinforced plaster.	This will help to preserve the bricks and cornicing from further water damage therefore providing a positive impact.

Reference Photo

6B



DESCRIPTION OF PROPOSED WORKS

Glazed bricks at basement will be retained where they are in a usable condition.

A new oak hardwood flooring will be fixed on treated battens over the existing floor.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

Retention and exposing the glazed bricks will have a beneficial impact.

The proposed floor will not impact the original flooring as it will not be fixed and is fully removable.

The flooring is as described at reference photo 1B.

Reference Photo

7B



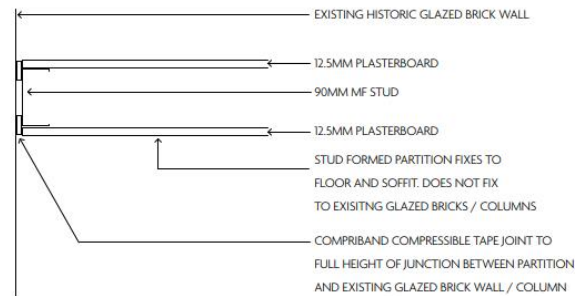
DESCRIPTION OF PROPOSED WORKS

The glazed brick walls are to be cleaned and made good. If repairs are required, this will be done using white hydraulic restoration mortar by Keim.

Partitioning to guest toilets to have a height of 2700 mm with a gap between the existing ceiling, beams, and cornice.

Plasterboard suspended ceiling proposed in guest toilets. There will be 2 120 mm DIA core drill holes in existing slab above for service arrangements.

The flooring (Staffordshire blue quarry) will be laid over existing mastic asphalt flooring.



SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The guest toilets have been reconfigured to minimise partitioning and to allow the glazed brick walls to be visible in all front of house areas. A previous version of the proposal would have concealed the glazed bricks and therefore this is an improvement as the glazed brick will now be incorporated in the scheme.

The partitions are proposed to be built to a height of 2700 mm so there will be a space above allowing the decorative soffit features to be visible. The partitions will not clash with any decorative original historic building fabrics such as beams or corning.

The flooring is as described at reference photo 1B.

Reference Photo

8B

**DESCRIPTION OF PROPOSED WORKS**

The existing timber column casing will be retained, repaired and made good.

**SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT**

The proposed works will enhance and protect the existing columns whilst better revealing them by incorporating them into the design of the scheme.

The works will enable the historic detailing to be visible and clearly legible which will be of major benefit to the special architectural interest of this space.

The flooring is as described at reference photo 1B

Reference Photo

9B



DESCRIPTION OF PROPOSED WORKS

The glazed brick walls are to be cleaned and made good. If repairs are required, this will be done using white hydraulic restoration mortar by Keim.

New oak hardwood flooring will be fixed on treated battens over the original flooring.

SIGNIFICANCE OF HERITAGE
ASSET AND ASSESSMENT OF
IMPACT

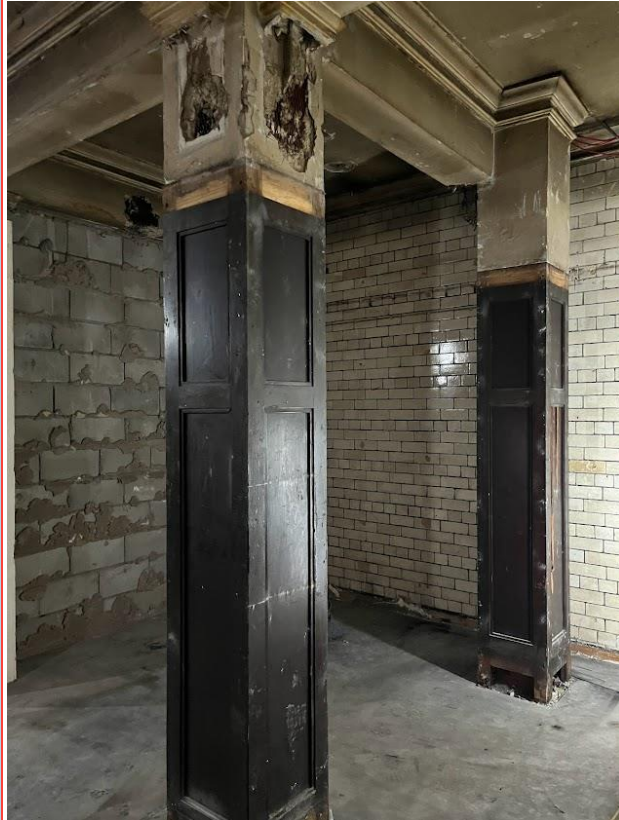
Retention and exposing the glazed bricks will have a beneficial impact.

The proposed flooring will not impact on the original flooring as it is reversible and not fixed.

The flooring is as described at reference photo 1B.

Reference Photo

10B

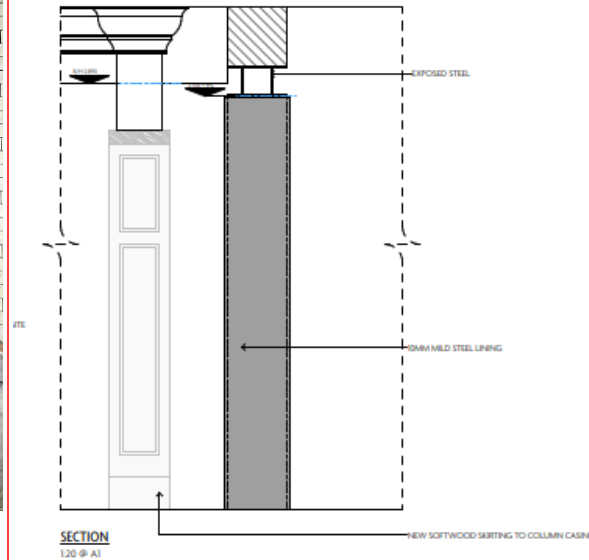


DESCRIPTION OF PROPOSED WORKS

Wooden column casing and cornicing will be retained and repainted. New softwood skirting will be added to column casing.

The damaged corbels will be reinstated.

There will be exposed suspended cable tray provided containment for wiring and fixings for light fittings.



SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The proposed works will enhance and protect the existing columns whilst better revealing them by incorporating them into the design of the scheme.

The works will enable the historic detailing to be visible and clearly legible which will be of major benefit to the special architectural interest of this space.

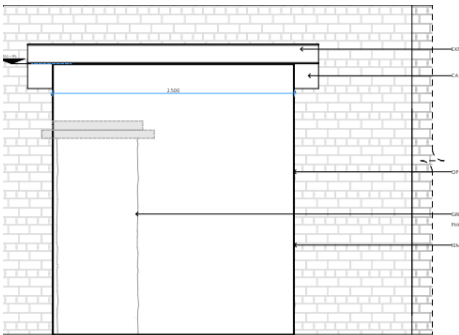
Covering the concrete bricks will have a beneficial impact.

The flooring is as described at reference photo 1B.

Reference Photo

DESCRIPTION OF PROPOSED WORKS

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

11B		Opening to be neatly cut using masonry saw to widen the opening. 10mm mild steel lining, exposed steel and cast padstone installed. 
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There is harm associated with the widened opening and removal of original glazed bricks. However, the glazed bricks will be carefully removed and where possible reused elsewhere in the scheme. The glazed bricks on this wall will also be exposed and in the majority of the basement meaning that the impact here is low on balance. The existing opening is not structurally sound, and a wider joist is required above the opening to secure this.

The opening will facilitate the unit coming back into an active use.

12B		This wall will be replastered. Existing wood herringbone parquet flooring to be retained. To be stripped, sanded and resealed.
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Due to the slurry on the wall, removal of the plaster will likely damage the original brickwork underneath. Therefore, to minimise harm the slurry will be retained. Moreover, we will be exposing the brickwork on the other side of the wall and so overall there is a neutral impact.

The original parquet flooring is preserved in this area of the basement. It has aesthetic heritage significance. Retention of the original parquet and incorporating it into the scheme is a significant benefit.

Reference Photo

13B



DESCRIPTION OF PROPOSED WORKS

This wall will be replastered.

Existing former pavement lights at high level to be made fully watertight.

Existing wood herringbone parquet flooring to be retained. To be stripped, sanded and resealed.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

Due to the slurry on the wall, removal of the plaster will likely damage the original brickwork underneath. Therefore, to minimise harm the slurry will be retained. Moreover, we will be exposing the brickwork on the other side of the wall and so overall there is a neutral impact.

Making the unit watertight will protect against further water ingress and potential damage. The works proposed will help conserve the asset.

The original parquet flooring is preserved in this area of the basement. It has aesthetic heritage significance, but requires repair in places. Retention of the original parquet and incorporating it into the scheme is a significant benefit.

Reference Photo

14B



DESCRIPTION OF PROPOSED WORKS

Existing wood herringbone parquet flooring to be retained. To be stripped, sanded and resealed.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The original parquet flooring is preserved in this area of the basement. It has aesthetic heritage significance but requires repair in places. Retention of the original parquet and incorporating it into the scheme is a significant benefit.

Reference Photo	DESCRIPTION OF PROPOSED WORKS	SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT
15B		2 no 150 mm DIA core drill holes in existing slab above for service penetrations. The penetrations do not damage any decorative original historic building fabric such as beams or cornice and are necessary for the servicing.
EXTERNAL		
EXT 1		Installation of new awning and new awning box, green awning fabric with Flat Iron branding in cream. Historically there were awnings on the building. Installing traditional awnings will respect this historic feature and will have a beneficial impact. The awning frame will sit within the window openings, respecting the building's architecture and without concealing the elevation. The awning will mirror those already installed at Manahatta, creating consistency across the elevation.

Reference Photo

EXT 2



DESCRIPTION OF PROPOSED WORKS

The existing fascia signage, projecting signage and vinyl will be removed and replaced with new Flat Iron signage.

Installation of a new 30mm projecting sign with external lighted. Black letters on ivory Perspex. Existing openings in the stone will be used.

Existing aluminium shopfront to be retained and made good with new paint finish. New hardwood frame and double-glazed section of shopfront to be installed on the front elevation, as seen in the submitted elevation plans. With glazing manifestations applied. All hardwood to receive full gloss paint finish in Obsidian Green.

New fan light glazing installed with externally illuminated signage to sit behind new glazing.

A new menu box will be installed behind the glazing. No attachment will be required to the external stone.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The existing fascia board signs, projecting signs and vinyl wrap make a negative contribution to the asset and it's setting. Removal of these features will have a positive impact.

Reintroducing glazed fan lights in line with the adjacent units will have a positive impact on the significance of the building and the conservation area.

The projecting sign will also improve upon the existing box sign, making a positive impact.

The illuminated signage behind the fan lights is sensitively designed and will create a consistent design approach across all of the ground floor units. This will have a beneficial impact.

Tidying up the shopfront and painting in obsidian green is a sympathetic colour choice for the building that will look in keeping.

Overall, the external works described will have a beneficial impact on the listed building and conservation area.

Reference Photo

EXT 3



DESCRIPTION OF PROPOSED WORKS

Existing glazing to be obscured using frosted vinyl to internal side of window. Vinyl to match existing window frame paint finish.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

The windows are part glazed, part obscured with views into unit behind. The vinyl proposed will screen views into the northernmost part of the unit which will be sublet and is outside of the Flat Iron proposal. The vinyl will bring consistency to the elevation. It is temporary and can be easily removed in the future.

The proposal will have a beneficial impact as when viewed with the other alterations as described below, it will form a consistent design approach, tidying up the elevation which has been previously altered and does not currently make a positive contribution to the conservation area or the building.

Reference Photo

EXT 4



DESCRIPTION OF PROPOSED WORKS

Existing (brown) glazing to be obscured using frosted vinyl to internal side of window.

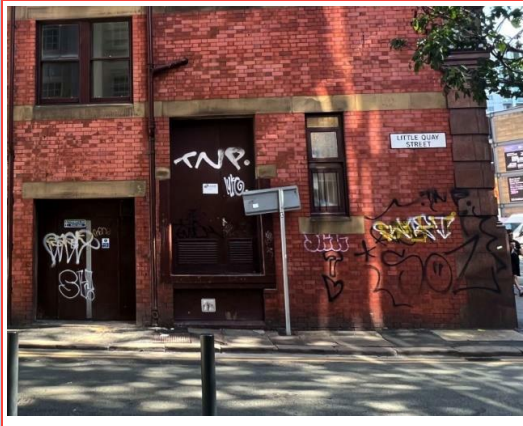
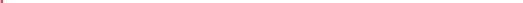
New louvres proposed to replace the existing. 2x no. redundant extract fans in the left-hand side of the image to be removed and replaced with glazing.

SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT

This area comprised a small plant room in the previous retail unit, containing AC units and plant. The staircase leads to the existing stairs. The proposal will increase the size of the plant room required to accommodate the equipment required by the new restaurant.

This section of the elevation has been altered in the past to facilitate previous uses in the building. There is a mix of louvre sizes, finishes and placement. Removing the redundant equipment and the alterations proposed will have a beneficial impact on Royal London House and the Conservation Area by tidying up the elevation and bringing consistency in colour and finish.

Reference Photo

Reference Photo	EXT 5	DESCRIPTION OF PROPOSED WORKS	SIGNIFICANCE OF HERITAGE ASSET AND ASSESSMENT OF IMPACT
		Existing redundant white upvc extract fan to be removed, opening to be reglazed. All glazing will be obscured using frosted vinyl to match the existing paintwork, applied on the internal side of window. New louvres proposed.	The existing windows detract from the conservation area and the attractiveness of the building. This is the back of house area where the tills were in the previous retail unit, and wooden slats and fabric are visible through the glazing which looks untidy. This area will contain the kitchen in the proposed fit out. For practical reasons vinyl is proposed. It will be internally applied and easily removable in the future. It will avoid untidy views of the fit out being visible from the street. Removing graffiti, the upvc fan and replacing the louvres will have a cumulative beneficial impact.
		Graffiti on brickwork to be removed. Existing doors to be repainted to match the window frames. This area (left to right) comprises the fire exit doors, the lift area which is outside of the tenant's demise, and the future DDA and baby change area.	This is a functional, back of house, elevation that has been altered over time to introduce louvres and extract fans. The graffiti detracts from the quality of the conservation area and heritage asset. The proposal will have a beneficial impact by tidying up the elevation and removing graffiti. The paint colour will match the existing.

HERITAGE ASSESSMENT

This heritage addendum should be read alongside the Heritage Statement submitted with this application. The addendum assessment demonstrates that the proposals accord with the requirements of Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation) Act 1990 in ensuring that special regard is given to preserving the special interest of the identified heritage assets.

IMPACT ON ROYAL LONDON HOUSE

The proposed internal and external alterations have given special regard to preserving the special architectural and historic interest of the heritage asset. The existing modern fit out has been removed to reveal the original fabric of the building. The overall approach is to expose, retain and enhance historic finishes which will have a significant beneficial impact. In this regard, the proposed works will conserve the significance of the heritage asset.

Where alterations are proposed to original fabric such as through the creation of openings, the openings are the minimum required. Harm to the asset will be minimised through retaining the cornicing above the openings and reusing glazed bricks where salvageable. The scheme will deliver significant improvements, focusing on areas of the highest heritage value, and the improvements identified outweigh the minor harm identified.

The works (as detailed in the plans and accompanying documents) propose to fit out the ground floor and basement to facilitate occupation of the unit by a new tenant. In this regard the proposals meet the requirements of Policy CC9 (Design and Heritage) of Manchester's Core Strategy in supporting the range of uses the Council expects in the City Centre.

As demonstrated, the proposals will achieve a considerable improvement in both the fabric condition and appearance of the ground floor and basement levels. The works will make visible key elements of the original detailing of the building. The historic fabric within the unit has been concealed behind retail fitout for many years. The sensitive strip out works undertaken has exposed features of significance including glazed bricks, cornicing, plastered corbels, and fireplaces. Wherever possible the proposal incorporates these features of significance within the scheme, repairing and replacing where indicated. The proposal will deliver a high-quality decorative finish throughout which will enhance the space and allow the unit to be better appreciated.

The proposals will facilitate the restoration and contribute to the longevity of the asset. Overall, the works will preserve and enhance the significance of the designated heritage asset.

IMPACT ON DEANSGATE / PETER STREET CONSERVATION AREA

The external works proposed to the front, side and rear will deliver positive enhancements to the street scene and the conservation area.

The awnings, projecting signage, installation of fan lights and shopfront works are all in keeping with the other ground floor commercial units.

Removing the vinyl wrap from the side elevation will open up views into the restaurant, re-introducing activity into this prominent corner location on Deansgate.

The little Quay Street elevation will also be enhanced through removal of redundant plant, installing replacement glazing and repainting.

The proposals are sensitive and will make a positive contribution to the Deansgate/Peter Street Conservation Area. In this regard, the proposals meet the requirements of the NPPF and Core Strategy Policy EN3 (Heritage).



CONCLUSION

To conclude, based on the above analysis, the proposals will result in no harm to the significance of Royal London House or the Deansgate / Peter Street Conservation Area, or their setting.

The proposals will instead improve and enhance the interior and exterior of Royal London House, which will in turn enhance the conservation area and its setting. The proposal will secure a new occupier in the unit, and it has enabled the strip out of modern fitout to take place, revealing heritage features which have long been concealed. It has also identified where areas of water ingress have caused damage to the external walls, which will be repaired to prevent further damage.

The proposals have been amended to reflect the discussion and feedback provided by MCC's planning and conservation officers, and on the basis that that scheme captures this, we believe that the scheme is now supported by the council in design and heritage terms.

In accordance with local policy and the NPPF, the above heritage addendum demonstrates a full understanding of the historic assets. As assessment has been undertaken which sets out where steps have been taken to minimise any potential harm to the assets. The proposal will deliver considerable benefits to both the listed building and the conservation area by revealing original fabric and removing insensitive alterations that have taken place previously.

The proposals are therefore in accordance with local and national policy and are considered entirely acceptable in terms of heritage impact.