Miller & Carter Steakhouse, 53 King Street, Manchester, M2 4LQ

Heritage, Design and Access Statement

26th February 2024 – revision A

Introduction
Design Coalition has been instructed by our client, Mitchell & Butler t/a Miller and Carter, to submit a listed building consent application, for the proposed internal alterations to the decoration of the existing Miller & Carter, situated within units 1&2 of 53 King Street, Manchester, M2 4LQ

The application, submitted through the planning portal, is a listed building consent application. The information submitted with the application comprises the following documents.

- Listed building consent application, duly completed and signed.
- Heritage, Design and Access Statement (contained below)
- Existing Ground Floor General Arrangement Plan – Drawing No. 4827-001 (scale – 1:50 @ A0)
- Existing Mezzanine General Arrangement Plan – Drawing No. 4827-002 (scale 1:50 @ A0)
- Proposed Ground Floor General Arrangement Plan – Drawign No. 4827-501 (scale 1:50 @ A0)
- Proposed Ground Floor, Floor Finishes Plan – Drawing No. 4827-502A (scale 1:50@ A1)
- Proposed Mezzanine general Arrangement & Floor Finishes Plan – Drawing No. 4827-503A (scale 1:50 @ A0)
- Ground Floor Decorations Plan – Drawing No. 4827-506 (scale 1:50 @ A1)
- Mezzanine Floor Decorations Plan – Drawing No. 4827-507 (scale 1:50 @ A1)
- Proposed Toilet Details – Drawing No. 4827-604A (scale 1:20)
- Proposed Internal Elevations –

The following information has been excluded from the application

- Ceiling Plan – only decoration works are to be completed to the ceiling bed and does not require Listed Building approval
- Building Cross Sections – have not been provided as there are no physical alterations as there are no structural openings or adaptions being formed as part of the application.
- Scaled external elevations – have not been provided as any external works to the elevations of the building have been omitted from this application.

This letter forms the Heritage, Design and Access Statement in connection with the proposed refurbishment for which listed building consent is being sought. The application and applicant recognise the heritage assets associated with the site and the connected design sensitivities relating to the need to conserve or enhance the historic environment in line with the interest and significance of to heritage asset. Accordingly, the following sections of this statement identify the relevant issues pertinent to the consideration of this application.

Heritage, Design and Access Statement

Site Context

The application site relates to the existing Miller & Carter restaurant (Class E use) currently occupied by the applicant, situated at 53 King Street, Manchester, with the restaurant within part of the ground floor and mezzanine level of the building. The disabled entrance, disabled WC, tills and bar, dining area and kitchen are located on the ground floor with the mezzanine level providing additional dining area and the customer toilets.

The building to which the site is located comprises the elaborate Baroque style Grade II listed former Lloyds Bank, 53 King Steet (HE List Entry 1291610), which was designated listed building status on the 3rd October 1974. The building dates from 1913 and was designed by Charles Heathcote, originally serving as a bank, located in a prominent corner location fronting King Street, Cheapside and Cross Street.

Historic England describes the building as follows:

"Includes: Nos. 33 and 35, Former Lloyds Bank, CROSS STREET. Former Bank. 1913, by Charles Heathcote, with carving and statuary by Earp, Hobbs and Miller. Portland stone on grey granite plinth, (roof not visible). Large L-shaped plan on end-of-block site, with chamfered corners. Very elaborate Baroque style. Four storeys (2+2), with basement and double attic, seven bays, the 2nd and 6th breaking forwards slightly, with massive banded rustication to the first two storeys, horizontal division marked by a cornice with parapet balustraded in each bay, giant colonnades to the upper floors which have set-back windows, frieze lettered "LLOYDS BANK LIMITED", a massive modillioned cornice broken by segmental pediments to the 2nd and 6th bays, and attic with chimneys, lunettes, etc. The rusticated lower half has giant round-headed arches with run-out voussoirs and stepped keyblocks, most containing continuous bronze-framed fenestration including round-headed mezzanine windows, but those of the projected 2nd and 6th bays with segmental-headed doorways at ground floor and lunettes above. The upper half has crosswindows to the 2nd floor with segmental pediments and 2-light mullioned windows to the 3rd floor, except the 2nd and 6th bays which have banded piers and segmental pediments breaking the cornice, open-pedimented architraves to the 2nd-floor windows, and Venetian windows to the 3rd floor. Each corner has (inter alia) a curved stone balcony at 1st floor with balustrade and open-segmental pedimented aedicule surmounted by statuary. The Cross Street facade is 8 bays in matching style, the 1st and 6th breaking forwards and containing openings like those to King Street. INTERIOR: white marble banking hall, plaster barrel vault to clerks' hall, mahogany carving by Earp, Hobbs and Miller.

The building's significance lies in its original architectural features, its sculptures and its rich detailing, including the external elaborate Baroque style rusticated frontage and the internal white marble banking hall.

In terms of planning history, the following applications are of relevance.

Ref	Address	Proposal	Decision and Date
131213/LO/2021	Ground Floor Lloyds Bank Buildings, 53 King Street	Listed building consent for internal and external alterations to facilitate the refurbishment of an existing restaurant (part retrospective)	Approved 08/12/21
124810/LO/2019	Ground Floor Lloyds Bank	LBC for fit out of dental surgery inc new partitions, ventilation and other associated	Approved 07/01/20

	Buildings, 53 King Street	minor alterations (associated full planning ref 1248909/FO/2019	
124809/FO/2019	Ground Floor Lloyds Bank Buildings, 53 King Street	Proposed change of use from restaurant/takeaway to dental surgery (D1 Use Class) (associated LBC application ref 124810/LO/2019)	Approved 07/01/20
112259/LO/2016/C1	53 King Street	LBC for the instillation of two internally illuminated individual lettered signs behind the glazing	Approved 03/08/16
107451/LO/2014/C1	Lloyds TSB Bank Plc, 53 King Street	LBC for material alterations and refurbishment to the internal fabric of the building to accommodate a restaurant use, including demolition of modern staircase.	Approved 16/06/15

Planning Policy

Development Plan

The Development Plan for the area comprises of the Core Strategy 2012-2027 (adopted July 2012) and extant policies from the Unitary Development Plan (adopted July 2005).

The following policies in the Core Strategy are of relevance to these proposals:

- Policy EC 3 Regional Centre Manchester City Council
- Policy CC 1 Primary Economic Development Focus: City Centre and Fringe
- Policy CC 9 Design and Heritage
- Policy C 1 Centre Hierarchy
- Policy EN 1 Design Principles and Strategic Character Areas
- Policy EN 3 Heritage

The following extant policies from the Unitary Development Plan are of relevance to these proposals:

- Policy DC14 Shop fronts and related signs
- Policy DC15 Advertisements, hoardings and posters
- Policy DC18 Conservation Areas
- Policy DC19 Listed Buildings

Other material considerations
National Planning Policy Framework (NPPF 2023) Chapter 12 of the NPPF relates to achieving well designed places.

"The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

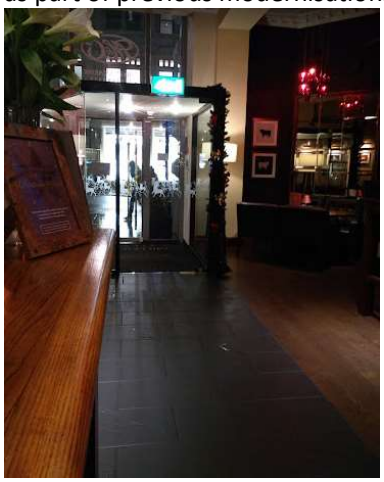
In line with Section 16 of the NPPF, designated heritage assets are irreplaceable resources and sets out the need for their conservation for the enjoyment of existing and future generations. The building requires

investment and revitalisation to both the interior and exterior in order to remain competitive and meet modern customer expectations.
Paragraph 203 of the NPPF states; *'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 vitality; and
c. The desirability of new development making a positive contribution to local character and distinctiveness.'

Paragraph 208 confirms that '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.
Therefore, the rationale for development is to provide minor upgrades the building to meet present day needs and commercial expectations, allowing the continued success and viable operation of the pub and heritage asset. Ongoing investment and maintenance are essential for the long-term protection and use of the building. The proposed works are sensitive to the host building and are considered to have a negligible impact on the wider surrounding area, the Listed Building and its setting.

Assessment of the likely impact of the proposal
The property has been subject to significant modernisation following a detailed previous planning history and most recently 131213/LO/2021 which allowed for Internal and external alterations to facilitate the refurbishment of an existing restaurant. Consequently, the current proposals, forming part of this application, would not remove traditional local features of the host property nor materially alter the prevailing character and architectural interest of the Listed Building in accordance with Paragraph 208 of the NPPF. The proposals will not result in the loss or negatively impact upon the functioning of property, rather it will provide a needed refresh of the interior to allow for the continued functioning of the building.
Internally the ground floor space of the property has been modernised and previous works have commenced in relation to the sites change of use to a restaurant. The listing notes the white marble banking hall, plaster barrel vault to clerks' hall, and mahogany carving by Earp, Hobbs and Miller, which contribute to the significance of the building. The proposed works do not and will not impact upon these original features.
The internal proposed works associated with the development are mainly cosmetic and involve the redecoration of the property. Where the ground floor tiles are to be removed and replaced with matching timber boards around the bar area, it is important to note that these are not original tiles and have been laid as part of previous modernisations (as illustrated below)



The same is true with the replacement tiles around the bar area, these are not an original feature and were provided in previous applications. This work will have less than substantial harm, and rather assist in providing more a more co-ordinated appearance and refurbishment of the property (non original tiles illustrated below)



Where there appears to be structural works at the Cook Line, this area is not original and was previously constructed as part of the modernisation for the restaurant use. The reducing of the kitchen opening with a new plaster bulkhead and new over cladding will not impact upon any original features and again specifically relate to the modern works (as shown below). It is reiterated that this would not have any significant harm to the property.



The works associated with the ground floor kitchen and toilets at the mezzanine level all relate to modern additions and no original features would be impacted. The works simply seek to replace and refresh the areas and assist in improving both the customer and staff experience. These works have no significant harm upon the listing.

The provision of a new free standing glass display case has no direct impact on the property and is completely removable without any structural works at a later date.

The proposed decorations do not case any significant harm, and simply seek to refresh and repaint existing painted surfaces. The works do involve the introduction of some limited dado rail, however this is considered de-minimis in the scale of the property.

Overall the internal works seeks permission to provide high quality, sensitive alterations, that retain and enhance the property's historic fabric and character.
The proposal would not undermine the buildings identity as a Grade II Listed Building, and the proposed upgrades to the plaque and signs will clearly retain the character of the property. The scale and design of the development would be suitable to the host building and would not have a negative impact upon its' setting. No substantial harm or loss would result from the proposed internal works to the Listed Building. The proposed works would revitalise and refresh the Listed Building for the benefit of members of the public and residents of the local area, as well as patrons of the restaurant.

Summary
The proposed scheme would preserve, sustain and enhance the special character, significance, appearance and historic interest of the site where possible. The scale, form, proportion, design and materials proposed would ensure the retention of heritage features in accordance with Section 16 of the NPPF and the Local Plan.
The scheme seeks to minimise its impact with sensitive materials that complement the local context. Therefore, the works would seek to preserve the setting of the asset, ensure the character and appearance of the Listed Building is respected, and any harmful impacts are avoided and would have a less than significant harm on the Listed Building. As such, the proposed development is considered to respect and maintain its positive contribution to the local area as well as its heritage asset status.
The internal proposals ensure that no finishes or fixings are applied to the existing original historic structure of the building, with the original historic features of merit on the walls and ceiling all retained and preserved, forming a key part of the overall design.