



Atelier MB
Urban Architects

Heritage Statement
to support a Listed Building Application for
28 King Street, Manchester

Client:
Kinnersley Kent Design
February 2015
Job 1590



Heritage Statement

The heritage statement has been commissioned by Kinnersley Kent Design and undertaken by Atelier Heritage. It has been researched and written by Laura Jessup, MA History and Theory of Architecture.

This document is forms part of the application for 28 King Street. Its purpose is to examine the history and heritage context of 28 King Street, assess the heritage significance of the parts of the building and has in turn been used to inform the current design proposals, the impact and appropriateness of which are discussed within this statement.

28 King Street is listed Grade II and the proposals are related to the ground floor and basement units, the shop frontage and the rear of the shop. This document also responds to advice given by Manchester City Council Urban Design and Conservation Team.

English Heritage Listing

*"SJ8398SE KING STREET 698-1/27/181 (South side) No.28
Laura Ashley shop GV II*

Shop. Later C19, altered. Painted stucco on brick, slate roof. Narrow rectangular plan at right-angles to street. Three storeys and attic with 5-light window at 1st floor. Double-fronted shop front at ground floor (probably C20); continuous arcaded fenestration to both upper floors, with round-headed arched lights at 1st floor, square-headed at 2nd floor, both sets of windows set back behind delicate screens of slender cast-iron columns, those at 1st floor with ornamented open-work spandrels and those at 2nd floor with tendril-like arch-bracing to the head. Prominent dentilled and modillioned cornice over 2nd floor; 3-window attic storey with central round-headed 2-light window in architrave with segmental open pediment, flanked by square windows under corbel-tables. Forms group with No.30 to the left (q.v.)."

History

King Street today is a well-established shopping street in central Manchester. It is located within the St Ann's Conservation Area and is linked to St Ann's Square via St Ann's Passage. The Conservation Area has defined characteristics, which are described fully on the Manchester City Council website and outlined below.

King Street is located to the side of what was known as St James' Square, and was renamed after the Jacobite defeat of 1745. In the early 18th century the street was an area of highly fashionable residences that rivalled those in St Ann's Square. King Street continued as an important thoroughfare in the city, though the nature of development began to change in the later part of the 18th century. Between 1775 and 1777 two important buildings were erected on the street; the Theatre Royal and a concert hall. With the continuing rapid expansion of Manchester, the residential buildings began to be replaced with commercial and public buildings from the early part of the 19th century.

The first Manchester town hall was completed in 1825 on the corner of King Street and Cross Street, later to become the first free reference library in the country. The street also attracted a number of banks and professional services and "in 1838 there were in Manchester 170 solicitors and barristers, of which 45 were to be found in King Street, Back King Street and St James' Square."¹ The importance of the street continued as commercial premises occupied the ground floor units, typically with offices above. King Street became the most popular luxury retail street in the city and continues to be known for its high end shops, despite a recently suffering from a number of empty units.

¹ 'King Street a Century Ago' by T. Swindells, Manchester Evening News, February 1905.



Photograph showing exterior of 28 King Street.

Context

King Street runs from Spring Garden in the North, to Deansgate in South, dissected by Cross Street. This split is characterised by two distinct architectural styles. The upper, broader road (widened in 1821) is lined with larger buildings of a grander architectural style, including the Bank of England (1846), the Reform Club (1871) and Prudential Assurance Offices (1888). The lower part, closer to Deansgate is narrower and is on a smaller, more intimate scale (the street was pedestrianised in 1976). Architecturally this part of the street is a mix of narrow fronted, low-rise commercial buildings of various styles dating mostly from the 19th century onwards. The buildings abut each other and are interspersed with narrow alleyways. As a whole, the street is a fine example of 19th century retail streetscape. Its character is defined by active ground level uses and by the mix of architectural styles that form an interesting and attractive street front, successfully combining historic buildings with sympathetic modern interventions.

The building at 28 King Street is likely to date from the later part of the 19th century. The map of 1850 shows the buildings on King Street in a different form, but the Goads plan of 1886 illustrates the form of the building much as it is today, indicating it was constructed between these dates. The Trade Directories and historic adverts offer some insight as to its former use and are listed below:

- 10 July 1847, Brokers and Valuers
- April 1850: Thomas Chadwick, Estate Broker and Valuer, 28 King Street, Manchester Courier and Lancashire Advertiser
- August 1858: Mr Barries, Public Accountant, 28 King Street, Manchester Courier and Lancashire General Advertiser
- 1876, listed as Hairdressers, Slaters Trade Directory
- October 1898: S. Taylor Hairdresser and Perfumer, Manchester Courier and Lancashire General Advertiser
- 1911, listed as Tobacconist, Slaters Trade Directory
- November 1914: Hairdressers, Permanent hair waving, 26 and 28 King Street, Manchester, Manchester Courier and Lancashire General Advertiser.



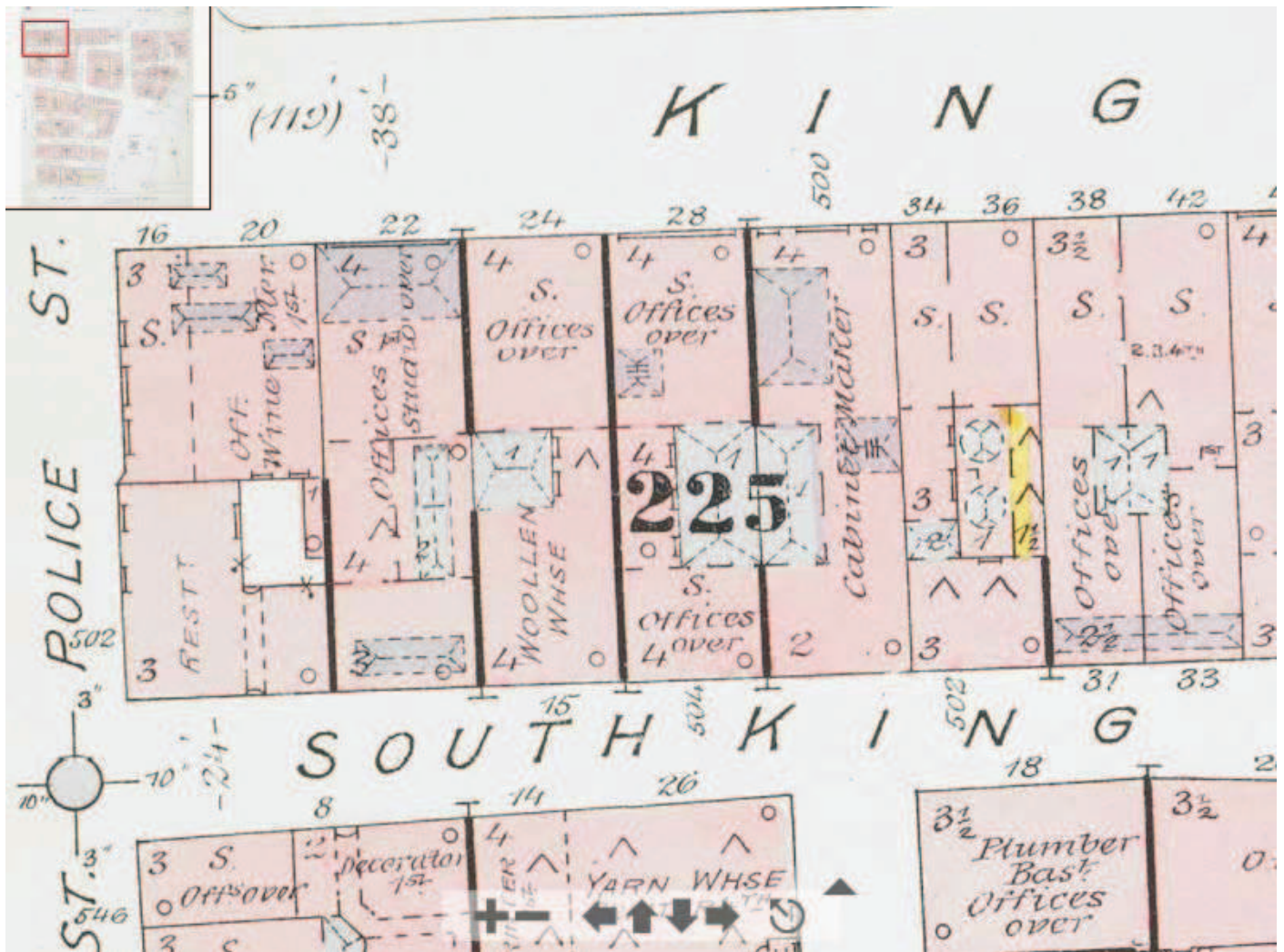
1850 Map showing King Street properties.

The architect of the building is unknown and there are few references available. It has not been possible to trace any original drawings or plans, but the Goads Insurance Plan of 1886 gives a good illustration of the plan of the building as it existed. Its form is rectangular, with an identifiable shop window to the King Street elevation. The plan notes there are 'offices over' and the trade directory indicates the ground floor was used as a hairdressers. It is uncertain as to whether the basement was also in use at this time, but it is possible the hairdressers used both floors.

Significance and impact of proposals:

Shop front:

The interior of 28 King Street has undergone a number of changes over time and the shop frontage has also been subject to significant alteration. However, the building is Grade II listed and therefore its character, form and detail are afforded a level of protection. A pragmatic approach must be taken to balance the aspirations of the commercial client, the desire to bring the premises back into commercial use and the need to meet the requirements of the conservation officer and relevant legislation affecting the building given its listed status and place within a Conservation Area.



Goads Insurance plan of 1886, clearly showing number 28 King Street.

The current form of 28 King Street is believed to have been built as commercial premises and dates from the later part of the 1800s. As described above, 28 King Street is listed in the 1876 trade directory as a hairdressers salon and there are ongoing references to this use, including a salon incorporating a wig makers and perfumer, until well into the twentieth century.

The shop front is not original in its form. This is evident by the style of the design, but an application by Laura Ashley to replace the shop front in 1979 confirms this is the case (see application number F12069, MCC planning page). It is currently a black frame within which is fitted full height glazing. The glass extends across the shop front, with a recessed doorway to the left hand side, currently secured by a metal barred gate for security. No plans or drawings have been located which show the original shop front. The frontage can be seen on photographs from the second half of the 20th Century, but there are no clear images of the whole front elevation and the views are too distorted to accurately confirm the design.

The front elevation of 28 King Street is highly significant as it contributes to the character of the streetscape and remains largely in its original form above ground level. However, whilst the form of the ground floor shop front is an important in its contribution to the whole building and the wider character of the street, the existing design has no historical significance, being a later replacement. Additionally, the glazing is not parallel to the walls of the building, creating a slight angle to the street frontage. This is somewhat out of character with the rest of King Street where the windows run parallel to the street. The remodelling of the existing shop front would have little impact on the historical significance of the building and restoring the original window line is considered to be beneficial and wholly appropriate.

At ground floor, there is a second doorway, between 28 King Street and the lower neighbouring building (this entrance is numbered 26 and 28 King Street) that runs through the middle of the buildings. This is not indicated on the Goads plan and is therefore thought to be of a later date. This entrance is used for access to the upper floor of number 28 (currently a hairdressers).

Evidence of the design of the shop front and position of the doorway has not been located in historic plans or photographs and therefore any assumption as to its form or whether the entrance was central or to the side cannot be verified. Historic descriptions of King Street do not mention number 28 specifically and whilst other properties are picked out for their features, 28 is not.

An example is found in the article by C. H. Reilly, 'Manchester Street Architecture', Manchester Guardian, May 31, 1924, p9.

"The best shop fronts are 2 of the older ones which are simple and unaffected Messrs Finley's at number 46 and Messrs Hall's at number 56. The value of such simplicity can be seen by comparing the latter with a near neighbour, all curls and artificial graces, which distract the eye from the goods within." Numbers 24 and 18 are picked out for their good lettering."

Given that no written descriptions of the street identify the features of number 28 directly, it can be assumed that the frontage was not particularly noteworthy and was most likely standard for its time: large windows for customers to view the interior, fitted within a timber surround and an entrance door.

The character of this part of King Street is a mixture of architectural styles that form an interesting and complimentary group of small scale retail premises. In-keeping with this character, a new frontage has been considered as part of the wider streetscape. In the absence of firm historic evidence, the proposals have evolved from a more pastiche historic design, to a simple and plainer approach which does not seek to detract from the wider street scape. The design is recognisable as a modern intervention but does not detract from the character nor the look of the listed building. The painted lettering on the signage is considered appropriate to the historic environment and the lighting scheme has been reconsidered and is proposed to be attached to the shop front. The shop front is detailed on relevant drawings.

The proposal adheres to Conservation Area guidance to combine vertical and horizontal members and includes a stall riser with retention of the existing upper fascia board. New timber framed windows are to be installed within the existing framing, which will be repainted. The details of the shop front can be found on the relevant drawings. The simple form and use of traditional materials of timber and glass are considered to be appropriate in the context of King Street and sympathetic to the surrounding architectural character.

Shutters:

Manchester City Council website sets out guidance for shutters in the St Ann's Square Conservation Area. It states that shutters should not obliterate architectural details and should preferably be located behind glass. The proposals in this application adhere to this guidance by installing shutters behind the glazing to either side of the main entrance. The form of shutter will allow visibility through to the window display, thus maintaining a degree of animation to the frontage during the evening.

The entrance doorway creates a central recessed area which is a potential security weak point. In order to fully protect this area, it is proposed that the shuttering be at the front of the entrance, in-line with the remaining frontage. The shutter will be visually permeable, the same as those to the side and therefore the effect from the street will not be dissimilar to those shops which currently have a solid frontage (as 28 King Street once did). It is acknowledged that the recessed area will be covered with an exposed shutter, but this is considered to be justifiable on the basis that the entrance recess is a limited part of the whole frontage and that the importance of additional security measure outweighs the minimal negative impact.

The drawings in this application detail the fixing and form of the shutter and the doors behind.

Flooring:

The original floor covering has been removed and there is no remaining evidence to confirm its form. Its historical significance is unknown, but the current floor covering is modern, of low quality and no historic or architectural merit. The boards examined on the ground floor are not original and are plain timber. Given the age of the building, and the use of the ground floor (and possibly the basement) as a hairdressers, the floor would have been a hard finish such as timber board or tiles. The nature of the building as a commercial premises has meant that the flooring is likely to have undergone several changes since it was laid. There is no risk of removing historic fabric, therefore it is considered wholly appropriate to insert a new floor covering. The proposed timber floor is not attempting to recreate what has been lost in the building, but is considered to be sympathetic and appropriate to the character of the building.



26 and 28, King Street (late S. Taylor, Ltd.)

Section of advertisement for 'Waldorf, The Largest Firm of Hairdressers in The World', Manchester Guardian, January 13, 1911.

Ceilings:

The existing ceilings are suspended and non-original. Investigative works have revealed there is a small amount of historic coving remaining to the ceiling above. However, the extent of this appears to be limited and it is relatively plain in its form. The higher level ceiling behind is non-decorative and no significant features have been identified. The advertising feature from the early 1911 shows 26-28 King Street as a salon and the accompanying image shows a higher, decorative ceiling, indicating a change in ceiling arrangement at some point, though it is difficult to confirm exactly which floor this is.²

It is acknowledged that the current suspended ceiling (installed by former tenants) does not have Listed Building Consent. The current proposals do not intend to make any change to what is already in place in the main part of the ground floor shop. This is considered to be justifiable on the basis that the suspended ceilings are not currently impacting on those behind; any original fabric will remain in place and undamaged; the lower ceiling height has been a feature of the building for some time and there are limited historic features to the higher ceiling behind. Given the neutral impact of the existing arrangement and the difficult economic conditions of retail trade on King Street, the need to bring the building back into viable commercial use with minimal intervention is considered to be of greater benefit to the building and therefore the proposal is to work with the existing ceiling height. In later phases of work, the issue of restoring original proportions of the space will be addressed, though it should be noted that restoring the higher ceilings based on the small amount of coving that is present may not necessarily be restoring the original, based on the historic image shown above.

² Taken from an advertisement for Waldorf Salons, 'The Largest Firm of Hairdressers in the World', Manchester Guardian, January 13, 1911, p.9

Stairs:

The stairs are currently positioned on the right hand side of the unit at ground floor, extending almost half way into the ground floor shop space. They run at right angles to the wall, have a landing, and return at 180 degrees in to the basement. There is no firm evidence to show where the staircase was originally located; the library archives do not contain historic plans for this building and no photographic evidence has been located. However, a number of existing features indicate that this is not the original location. These are described below.

A number of the basement walls are tiled in part, with a mosaic feature approximately two thirds up the wall and larger tiles below. These tiles are not considered to be original to the building, but there are a number of holes in the walls indicating previous fixtures of some kind and several large holes just above ground level. It is possible these were associated with use as a hairdressers, for sinks/drainage and relevant requirements. The tiles are decorative and also in keeping with the use as a hairdressing salon. The tiles haven't been accurately dated, but it is considered appropriate to retain them as they are considered to have some significance as evidence of former use and evolution of the building. Any new fixings will avoid further damage to the tiles and shelving and other fittings will not be fixed through the tiles.

The tiling extends along the wall under and behind the current staircase. To warrant the use of decorative tiling it can be concluded that this part of the wall was not only exposed, but also visible to customers, as such a highly decorated element would be unlikely to be hidden behind a staircase. This would lead to the conclusion that the staircase was not always in the position it is currently. The underside of the stairs has been examined. The staircase is constructed from timber, as expected, but its construction and condition indicate that whilst not new, it is not considered to be original. There is evidence of other stair posts behind the plasterboard panel, though these too appear more modern in form. In conclusion, the evidence suggests that it is unlikely that the stairs are either in their original in form, or in their original position and both the staircase and its positioning within the unit are a more modern change, limiting their historic significance.



Image of tiling in basement, extending under the current staircase.

The impact in moving the staircase alongside the outer wall upstairs would be limited as the opening and loss of floor timbers required would not be significantly larger than that already there (the existing landing makes the current opening quite long). This may well be a return to the original location. As identified previously, there is no historic floor covering to be lost.

The design of the original stairs cannot be evidenced, but they would have been constructed of mainly of timber, possibly with decorative detailing or posts. In the absence of firm evidence, historic replica would be conjecture and a modern interpretation, in a style sympathetic to the age of the building yet which is clearly identifiable as a modern intervention, is considered appropriate.

Walls:

The insertion of any additional internal walls will have an impact on the form of the internal space and consequently these have been kept to a minimum. The use of glazed walls in the basement ensures the character and visual appearance of the space will be kept close to that which already exists. Shadow gaps will clearly identify the walls as modern insertions.

The proposal is to make a new partition in front of the newly positioned stair at ground floor level. This is a parallel to the existing wall, creating minimal sub-division and can be removed in the future if required, therefore limiting its long term effect on the building. It will not obscure any historic features and is not considered to have a detrimental effect on the character of the space, which is highly likely to have been partitioned to some extent historically. Evidence of this can be seen in the basement where there are distinct areas of front, middle and back, indicated by areas of tiling and non-tiling, and the presence of a coal hole. There is also evidence of openings in the walls between 28 and 26 King Street, now in-filled, and it is likely that the two buildings were linked. Indeed, in historic adverts the premises are referred to as 26-28 King Street. Historically then, the building has already undergone several structural changes and subdivisions as it evolved to suit the needs of various tenants. The impact of the proposed walls is not considered highly significant and their positioning and form has been considered in the context of the historic space, to minimise the impact of division.

The new staircase layout has been designed in such a way as to cause minimum intervention with existing walls. This approach is recognised as being particularly important in the basement where the new wall to the bottom of the staircase meets with the tiles, but will abut them in order to avoid any fixings damaging the tiles.

Finishes:

In line with good conservation practice, any alterations to the building should reveal and further enhance the historic finishes. However, opening-up investigations suggest that there is little remaining that is of rarity or great significance inside the building in terms of finishes and fixtures. This can be attributed to the premises having undergone piecemeal changes over their lifetime. Finishes have been removed and in places partly covered by modern interventions (panelling and suspended ceilings investigation has shown little of architectural or historic merit other than the tiles in the basement (which are not considered original, but are an indicator of past uses of 28 King Street). There is a lack of clarity, based on research, as to the nature of the historic finishes. Therefore, there is little of significance that could be revealed or enhanced. In this context, an attempt to recreate historic finishes would be little more than pastiche, based on best guess and not factual information.

The internal finishes will be attached to the existing modern framing and will not have any impact on the walls behind. Investigations have not revealed any features of significance on the walls and therefore it is not proposed to reveal or change them in any way.

This application is, in effect, a redecoration and remodelling of the existing space. There is a minimum impact to the areas of significance in the building as the work is mainly non-invasive. It is not considered necessary or appropriate for this proposal to completely restore the original fabric of the building for the following reasons: there are few historic features remaining and those which do are already offered a level of protection behind more modern interventions which are being maintained; the scheme is mostly redecorating the non-original interventions which already exist; the significance of the features has been assessed and the proposals revisited to ensure they do not harm the listed building or reduce its significance; where interventions do impact the historic fabric, this has been considered and proposals evolved to minimise the impact that new changes may have and to avoid damage or harm to the building.

The proposals have been designed to avoid damage or disturbance to the historic fabric. This is the case at the rear of the building, where no works are proposed other than a redecoration of what already exists. The paint colour will match that proposed for the shop front.

The internal new proposals will be free-standing, reversible changes that will leave the historic structure of the building intact. Interventions and fixings through the historic fabric have been kept to an absolute minimum in all areas, particularly on wall surfaces.

Services:

It is the intention for services, including ventilation ductwork to use existing fixings and existing openings wherever possible, to avoid the need for additional intervention in the historic fabric. Any changes to this approach will be discussed and agreed with the Conservation Officer.

Policy Context:

These proposals are set in the appropriate legislative context as outlined in the National Planning Policy Framework and Manchester's Local Core Strategy, which states that,

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".
NPPF, Para 134.

King Street is a well-known, established shopping street in the city centre. For many decades it was a popular and successful high-end retail area. However, in recent years it has suffered from the wider impact of the recession and the opening of an alternative shopping area at Spinningfields, which focuses on a similar high-end retail market, offering larger, more flexible premises. As a result a significantly high number of units on King Street are currently empty. This situation is not only negative for the city and its economy, but has an adverse effect on the wider conservation area, the streetscape and the individual listed buildings as they remain untenanted and unused, therefore being at a higher risk of deterioration and vandalism. An application to secure a new, viable use for the ground floor of 28 King Street is seen as positive. The proposals discussed are not considered to have an overall significant effect on the listed building as they are mostly limited to redecoration of the interior, nor will they be of substantial harm to the asset.

This proposal can be seen to fulfil the objective set out in paragraph 134.

“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.” MCC Local Core Strategy, EN3

The proposed reuse of 28 King Street maintains the original use of the building as a commercial premises, which is recognised as the best option for a listed building. The significant features and character of the building have been identified and used as the basis to inform a design scheme which is complimentary to, and which does not detract from, the historic building. It is acknowledged that the extent of the surviving original interior of 28 King Street is limited and therefore a modern design solution, harmonious to the existing fabric, is considered to be the most appropriate and justifiable approach, leaving the historic fabric of the building intact and avoiding unnecessary intervention within the building. Importantly, the place of number 28 within the wider character of King Street has been considered in proposals for the new shop frontage.

This contextual approach has resulted in an appropriate response to the significant features of the listed building, whilst creating a suitable environment for its proposed reuse and will have an overall positive impact on the building.