

Heritage Significance & Assessment of Impact at Slug & Lettuce, 64-66 Deansgate, Manchester, M3 2EN



History of No.64-66 Deansgate, Manchester

- 1.1. The application site is located on the west side of Deansgate and is designated as a Grade II listed building. The history of the property suggests that it was originally constructed in the mid to late 19th Century and appears to have been a china and glass shop before being converted into a public house. It is apparent that the ground floor interior of the building has been much altered in the 20th Century. The listing description of the property notes the architectural and historic interest of the external appearance of the building, in particular its piers, cills, pilasters, friezes, arches, keystones, moulded heads and architraves. There is nothing of note internally:
- *Shop with offices over. Mid to later C19. Ashlar (roof concealed). Rectangular plan at right-angles to street. Eclectic style. Four storeys, three-and-a-half bays (half-bay to left), with banded piers to ground floor, enriched sill-band to 1st floor, left bay slightly projected from this level and giant pilasters to the other bays, panels between 1st and 2nd floors, dentilled friezes to the full bays, enriched frieze above and prominent cornice with balustraded parapet. The ground floor has 3 wide semi-elliptical arches with figured keystones (the heads of 2 arches with lettered glass bands "T.HAYWARD & CO GLASS & CHINA"), the arches filled with glazed screens, and a round-headed doorway to the left (now containing an inserted C20 door) with a stone balcony to the window above; the 1st floor has large round-headed arches with imposts and enriched keystones, containing coupled round-headed windows. At 2nd and 3rd floors each bay (except the half bay) has 2 windows, those at 2nd floor round-headed with set-in shafts and enriched moulded heads and those at 3rd floor segmental-headed with moulded architraves and raised moulded sills. Interior of ground floor altered; otherwise, not inspected. (List entry number 1210025).*
- 1.2. With the above in mind, the significance of the heritage asset (the application site) relates namely to the buildings architectural interest, as referred to in the listed building entry, which comments favourably on several external features. The listing makes no reference to any internal features. This in itself is significant, as the proposed internal works have no impact on the identified features. Further, the internal works proposed are sympathetic and appropriate given the context and include the replacement of existing modern additions to the building. For instance, the ceiling rafts; a new bar servery and pendant lights will enhance the works, but not alter internal structural aspects of the building. Favourably, more sensitive making good works to the original features, such as to the doors and ironmongery are proposed.

Previous Internal Works (History of change)

- 1.3. To demonstrate that the proposals will have a negligible impact upon the significance of the building and its historic fabric, a comprehensive analysis has been conducted on the site's history.
- 1.4. The former (vacant) shop accommodation at ground floor and basement was converted to a public house following the grants of planning permission and listed building consent in 1997. The approved scheme comprised a change of use of the vacant ground floor and basement to a Class A3 use (Food & Drink) with internal alterations and minor external alterations (Council refs: 052119/FO/CITY1/97 and 052120/LO/CITY1/97). There is no available record of the ground floor layout prior to the conversion.
- 1.5. The public house was subsequently refurbished in 2007 following the grant of requisite listed building consent (Council ref: 081533/LO/2006/C1). Alterations undertaken at that time comprised new floor coverings; repainting throughout; altered bar layout; new glass wash area; new mosaic screens; stud partition work; fixed seating; repairs to floor tiles; new vanity units and mirrors. The works were undertaken throughout the ground floor and basement. A copy of the approved ground floor plan is attached as **Appendix 1**. There is no approved basement plan available.
- 1.6. In 2013, further refurbishment of the Ground Floor and Basement took place on the back of listed building consent (Council ref: 102957/LO/2013/C1). The proposed works are fully detailed in the approved plans (**Appendix 2**), which are described in summary below:
- **Ground Floor:** Renovation of hard surfaces and flooring Replacement furniture Redecoration; Removal of redundant fixtures and fittings; Refurbishment of bar servery; Extending of the glass wash area with new wall, access and entrance door; Two hoist

openings; New artwork; Basement replacement sanitary ware; Redecoration Cubicle doors replaced; New mirrors and new artwork.

- **Basement:** Replacement sanitary ware; Redecoration; Cubicle doors replaced; New mirrors and new artwork.

1.7. More recently, the Stonegate Group received approval for a series of internal works (Planning app ref:135585/LO/2022). Approved works comprise the following:

Ground Floor:

- Installation of Cherry Blossom Tree.
- Existing doors and ironmongery to be retained and made good.
- New bar walk to be installed.
- Existing display cabinet to be retain. Existing pendant light fittings to be replaced and shelves redressed.
- New coir matting to be installed in existing lobby.
- Pendant light fittings to be suspended from ceiling.
- 2 no. circular Birdcage seating booths.
- 2 no. new timber ceilings rafts (type 1).
- New bar servery.
- 1 no. large VIP seating booth. Formed via a metal framework and pendant light to be fitted from top cross bar.
- Cocktail masterclass back fitting including cabinetry, glass prongs and shelving. Central panel to include faux living wall with LED cocktail

Part Basement

- Refurbishment of male toilets – New vanity unit with countertop basins and taps; New tiling with side illuminated mirrors fitted to the wall above each basin. Paint applied to walls above tiling everywhere else.
- Refurbishment of female toilets - new vanity unit with countertop basins and taps; New tiling with side illuminated mirrors fitted to the wall above each basin. Wallpaper finish applied to walls above tiling everywhere else. Large mirror to be included in toilets.
- Upkeeping and upgrading of the existing lobby

As part of their assessment, the Council raised no objection to the principle of refurbishment of the ground floor and part of the basement, nor any objection to the principle of internal works including decoration, up keeping and minor alterations. The agreed works would not lead to any loss or original/historic fabric and would not harm or conceal ornate core features of the Grade II Listed Building and adhere to both local and national policy.

1.8. Since the approval of planning application ref: 135585/LO/2022, the Stonegate Group now intend to make this venue their landmark Slug & Lettuce site, and as a result, the previous permission coincided with a redesign. The proposed redesign comprises elements that have previously been approved, alongside new alternatives. This should be read in conjunction with drawing ref: 4267-LB03 for context. Proposed works include:

Ground Floor (Proposed)

- Existing Drink Shelf to be removed.
- Removal of brick slip finish (Modern addition) in the central area. Wall to be over boarded to allow new wallpaper finish detailed in 4276 - LB08B.
- New upper back fitting in the bar servery area.

- New feature seating booth as per drawing ref: 4267- LB05D.
- New cocktail masterclass backfitting; 2no new bottle coolers; Belfast sink; central cupboard and framed living wall to be positioned in the central area (with Neon Cocktails sign).
- 4no. New feature VIP seating booths.
- Existing cocktail masterclass backfitting to be removed and replaced with new dining height seating.
- Opening between lounge/dining area and central area to be infilled with materials that match the existing.
- Existing framed mirror in the lounge/dining area to be removed and wall will be made good.
- 2no. Timber Raft (Type 1) in the lounge/dining area (see drawing ref: 4267-LB02E & LB03B).
- All proposed Ground Floor and Basement finishes (including floor finishes) as agreed with Manchester City Council (4267-LB10A; 4267-LB11A & 4267-LB12A).
- The proposed staircase timber finish retained as existing, with replacement nosing's as required (match location and size of existing)
- 2no. feature birdcage and seating booths as per drawing ref: 4267-LB02E

Ground Floor (Approved as part of planning app ref: 135585/L O/2022)

- Installation of cherry blossom tree.
- Existing doors and ironmongery to be retained and made good.
- New bar walk tile to be installed.
- Existing display cabinet to be retain. Existing pendant light fittings to be replaced and shelves redressed.
- New coir matting to be installed in existing lobby.
- Pendant light fittings to be suspended from ceiling.
- 2 no. circular birdcage seating booths.
- 2 no. new timber ceilings rafts.
- New bar servery.
- 1 no. large VIP seating booth. Formed via a metal framework and pendant light to be fitted from top cross bar.
- Cocktail masterclass back fitting including cabinetry, glass prongs and shelving. Central panel to include faux living wall with LED cocktail.

Part Basement (Proposed)

- Ladies and Gents toilets to be switched over and fully refurbished
- Refurbishment of ladies toilets – New vanity unit with new taps and WHBs; re-use 3no. existing WC's to allow for new white seats and flush mechanisms; 6no. new WC's and new flush mechanisms; Retain 3no. existing cubicle partitions and give them a new tile/wallpaper finish; 3no. new cubicles with associated studwork and partition system, which include new cubicle doors, frames and archives; new tiled finish and wallpaper throughout; New vinyl floor; new illuminated selfie mirror and full height vanity mirrors; new Make-up shelf with illuminated mirrors; 1no. new radiator; LED lighting to the bathrooms perimeter.
- Refurbishment of male toilets – removal of 3no. existing cubicles and surfaces made good; New vanity unit and 5no. new WHB's and taps; New IPS system to walls and re-use existing urinals; 3no. new W/C's; retain remaining cubicle walls to allow wall finished;

decorate existing cubicle doors and architraves; New black IPS system/Panels to cubicles; New tiled finish; New vinyl flooring; New illuminated Vanity mirrors.

- Basement Lobby to receive new wallpaper finish; vinyl floor and new illuminated selfie mirror. Existing escape stairs to receive new paint finish.
- Existing Lobbies (entrances to toilets) will receive panelling and décor T&G Dago panelling and decorative finish. Existing doors and ironmongery to be retained & made good. New matting will be installed.
- Stairs and Walls to the basement will receive a new decorative finish and new vinyl flooring.
- All proposed Ground Floor and Basement finishes (including floor finishes) as agreed with Manchester City Council (4267-LB10A; 4267-LB11A & 4267-LB12A).

Part Basement (Approved as part of planning app ref: 135585/LO/2022)

- Refurbishment of male toilets – New vanity unit with countertop basins and taps; New tiling with side illuminated mirrors fitted to the wall above each basin. Paint applied to walls above tiling everywhere else.
- Refurbishment of female toilets - New vanity unit with countertop basins and taps; New tiling with side illuminated mirrors fitted to the wall above each basin. Wallpaper finish applied to walls above tiling everywhere else. Large mirror to be included in toilets.
- Upkeeping and upgrading of the existing lobby.

1.9. From the above, it is clear that the vast majority of works have been previously applied for and approved by the Council as part of planning application 135585/LO/2022.

Assessment of Impact

- 1.10. From the planning history, it is clear that new cubicle doors; decoration such as artwork and mirrors have been welcomed, alongside several fixings of additional furniture and upgrades to the flooring. Additionally, new vanity taps; lighting and full height tiling with a feature wall has been authorised and deemed to have a negligible impact upon the building.
- 1.11. In accompanying this statement, both an updated existing and proposed floor plan have been submitted, detailing original and modern additions that will be impacted by the proposals. This should be read in conjunction with drawing no 4267 -LB02E and 4267 - LB01 & 4267 - LB03B. Proposed works to original and modern additions are detailed as follows:

Proposed approved under planning app ref: 135585/LO/2022:

- Shopfront including doors and Stallriser (Original) - new decorative paint finish only
- Display Cabinet (original) - No works proposed
- Bar servery (Modern addition) – retained and works include (remove back fitting and mirrored bottle shelves; Full metal work backfitting to rear wall including tiles and mirror finish; new overclad with new reeded orac panels; new bar top with steel drip trays; new under-counter to include 6no. stations; 6no. new class racks to be fixed to bar top; new altro flooring throughout bar and glass wash and 5no.tills.
- Seating booths (All Modern additions) – to be fully removed and replaced with new birdcage seating booth; New VIP seating booth and New loose Settle/Sofa.
- Existing Tiled flooring to be removed and sub-floor to be built for new vinyl flooring.
- Existing Timber effect vinyl to be replaced with vinyl flooring and to be removed/replaced with new timber effect sheet vinyl.
- Existing light fittings (Pendants, Wall lights and Surface Mounted Lights) (all Modern Additions) – all fittings will be removed, and new decorative lighting will be installed. New ceiling fittings and wiring to be installed.
- Existing Parquet timber flooring retained. This will be carefully cleaned and polished.

Proposed works

- Bar backfitting to be adapted (Modern addition)
 - Seating booths to be removed (Modern addition)
 - Fixed seating (modern addition) to be removed and replaced with VIP seating booths or adapted and reupholstered.
 - Cocktail masterclass (modern addition) to be fully removed.
 - Drink shelf (modern addition) to be removed and replaced with VIP booth.
 - Removal of partition walls in the toilet facilities (Modern addition).
- 1.12. With the above in mind, it is clear that the vast majority of works will vastly impact modern additions in place that have been previously approved by the Council. It is considered that the internal proposals are suitably minor and will cause negligible harm to historic fabric, and areas of significance, which is principally held within the architecture (externals) of the building, with nothing to note internally in the buildings listing. Given this, the minor nature of the works, and sensitive methods of installation, there will be a low level of intervention, meaning the internal refurbishment proposed will not cause harm to the building.
- 1.13. As part of the proposals to the part basement, the removal of partition walls is proposed to better the manoeuvrability for customers. Partition walls do not represent the original built form and their removal will not alter the historic use of the basement, nor will it impact the character of the site. Therefore, proposals will not harm any architectural or historical features of merit associated to the listed building, in accordance with local and national policy.
- 1.14. As per planning application 135585/LO/2022, a timber raft is proposed in the same area of the venue that was previously accepted by the Council. The Council deemed the impact rafts in this area would be minimal, due to no features of particular interest surviving.
- 1.15. The form and design of renovation works, and replacement floor coverings are very similar in design to those which currently exist. In relation to the character and appearance of the listed building, the works comprise simply a modest renovation exercise. Consequently, the overall character and appearance of the listed building is improved upon, enabling the current use to thrive.
- 1.16. Therefore, with works demonstrably being an advancement/evolution of a previous modern refurbishment, proposals to both the Ground Floor level and part of the basement will not place harm on historic fabric, ensuring the proposals do not harm the significance of the listed building, nor the architectural significance, which is in full accordance with local policies CC9, EN1 and EN3 of the Manchester Core Strategy (July 2012), alongside policy 19.1 of the Unitary Development Plan (1995).

Conclusion

- 1.17. To this end, no harm to the grade II heritage asset has been identified as part of this significance statement and paragraphs 201 and 202 of the NPPF would not be engaged. Notwithstanding this stance, it is clearly a subjective judgement and important to highlight the public benefits (including heritage benefits) the proposals will present, should any low levels of less than substantial harm be identified. These include:
- Improved practicality of the material palette, the bar service area and toilet facilities
 - Upgraded appearance of the internal areas to improve the aesthetic appeal and comfort which will enable the delivery of a more efficient and hospitable level of service, whilst improving customer facilities.
- 1.18. Overall, it is considered that the works have been designed in a sympathetic manner relative to the nature of the works previously carried out and approved under previous applications referred to in para 1.3 – 1.9. It is respectfully concluded that there should be no reason to refuse the proposals on heritage grounds.