



ASE RE A LLP (c/o CEG).

PLANNING AND HERITAGE STATEMENT

200-202 Deansgate, Manchester





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200-202 Deansgate, Manchester

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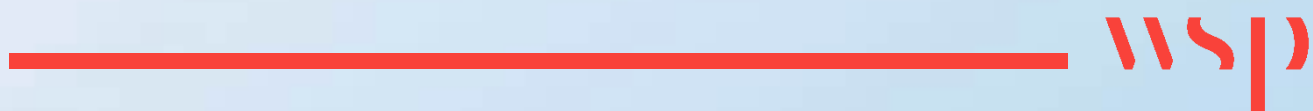
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INTRODUCTION



1 INTRODUCTION

- 1.1.1. This Planning and Heritage Statement has been prepared by WSP on behalf of ASE RE LLP, in support of a full planning, advertisement, and listed building consent. The application relates to Royal London House, 200-202 Deansgate, Manchester, M3 3NN.
- 1.1.2. The location of the site is shown below.



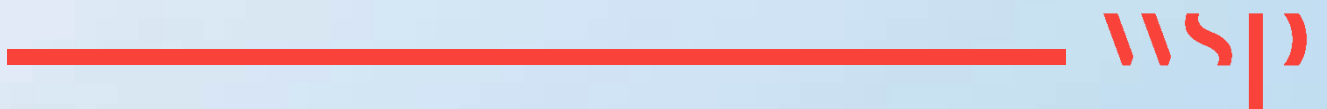
Figure 1 - Site Location

- 1.1.3. The proposal seeks full planning for:
“Elevational alterations including shop front alterations, replacement louvres, installation of awnings and signage”.
- 1.1.4. Listed building consent is sought for:
“Internal and external alterations including shopfront alterations, installation of awnings and signage, replacement louvres and installation of fume, ventilation and air conditioning equipment”.
- 1.1.5. Advertisement consent is sought for:
“Installation of two projecting signs and replacement fascia signage”

- 1.1.6. The application site relates to a ground floor and basement corner unit within Royal London House. The gross internal area (GIA) of the unit is 286sqm at ground floor and 197sqm at basement. Its primary elevation is on Deansgate, with a glazed elevation that is vinyl wrapped on Quay Street. The Little Quay Street elevation is the rear elevation of the unit and consists of glazing and louvres that serve the unit. Blacks has occupied the unit since 1997 but will be vacating the unit in June 2023.
- 1.1.7. This proposal represents an opportunity to redevelop the unit and facilitate occupation by a steak restaurant that has several existing restaurants across London.
- 1.1.8. Royal London House, 188-202 Deansgate is a Grade II Listed building and is located within Deansgate / Peter Street Conservation Area. The listed structure was originally built as an insurance office in 1904 and comprises ground floor units, five storeys and an additional basement level.
- 1.1.9. Extensive historic research and contextual analysis has been undertaken that has informed the development proposals.
- 1.1.10. This statement considers the planning matters associated with the development, including an assessment of the significance of the designated heritage asset and the impact on the proposed development on the identified significance. It highlights the benefits of the scheme and demonstrates its compliance with local and national policy.
- 1.1.11. To provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:
 - A description of the application site and surrounding area;
 - A review of the application site's planning history;
 - An overview of the proposal;
 - A review of the relevant national and local planning policy guidance; and
 - An appraisal of the proposal against its planning policy context.
- 1.1.12. This planning and heritage statement is supported by a suite of architectural drawings and supporting documents which should be read alongside this report.

2

SITE AND SURROUNDINGS



2 SITE AND SURROUNDINGS

THE APPLICATION SITE

- 2.1.1. 200-202 Deansgate, Manchester M3 3NN is a ground and basement corner floor unit located within Royal London House, 188-202 Deansgate. Royal London House is a five-storey building with basement level which occupies a prominent location on Deansgate at the junction of Quay Street, Peter Street and Deansgate.
- 2.1.2. The building is situated between Deansgate to the east, Quay Street to the south, Atkinson Street to the north and Little Quay Street to the west.
- 2.1.3. The application site relates to a ground floor and basement unit within Royal London House, it is a retail unit (Use class E). The unit is located on the southern corner of Royal London House, accessed directly from Deansgate. Blacks has occupied the unit since 1997 but will be vacating the unit in June 2023.

SITE SURROUNDS

- 2.1.4. The site is located in the heart of the City Centre. The surrounding area is characterised predominantly by commercial buildings which typically comprise office accommodation on the upper levels with retail/leisure/food and drink uses at ground floor and basement level.
- 2.1.5. Sunlight House is located to the rear of Royal London House and is a 10 storey Art Deco office building situated at the corner of Little Quay Street and Quay Street. Invicta House, located on Atkinson Street is a Moxy Hotel comprising 145 no. guestroom. To the north of the building is 184-186 Deansgate which is also Grade II listed and predominantly comprises office accommodation on the upper floors with active ground floor units including Hawksmoor and One Eight Six
- 2.1.6. Federal Café, Pieminister, and Manhatta bar and restaurant occupy ground floor units within Royal London House. Other nearby food and drink uses close to the site include, Dirty Martini on the neighbouring side of Deansgate, Revolution de Cuba, Peaky Blinders, Albert's Schloss and Brewdog (on Peter Street), No 1. Watson Street and Kolkata Indian Kitchen (Great Northern Tower), Almost Famous, All Star Lanes and Impossible Bar and Restaurant (forming part of the Great Northern Leisure complex). Whilst Sainsbury's Local, Tesco Express and Starbucks occupy the premise at the junction of Quay Street with Deansgate.
- 2.1.7. This area of the City Centre has a low concentration of residential uses. The nearest apartments are located at Great Northern Tower which is approximately 140m to the southeast of the site. There is a current application (ref: 135565/FO/2022) which includes the erection of 746 residential apartments at the land bound by Great Bridgewater Street, Watson Street, and Peter Street. As set out in later sections on this report, the development proposals will have no adverse impact on the surrounding development.

DEANSGATE / PETER STREET CONSERVATION AREA

- 2.1.8. Royal London House falls within the boundaries of the Deansgate/Peter Street Conservation Area. The designation was made by the City Council in June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.

- 2.1.9. The Conservation Area is contiguous with other designated areas covering a substantial part of the Victorian city centre. Only part of Deansgate is included in this area, with other parts of the street incorporated into Castlefield, Parsonage Garden, St. Ann's Square, Albert Square and Cathedral conservation areas.

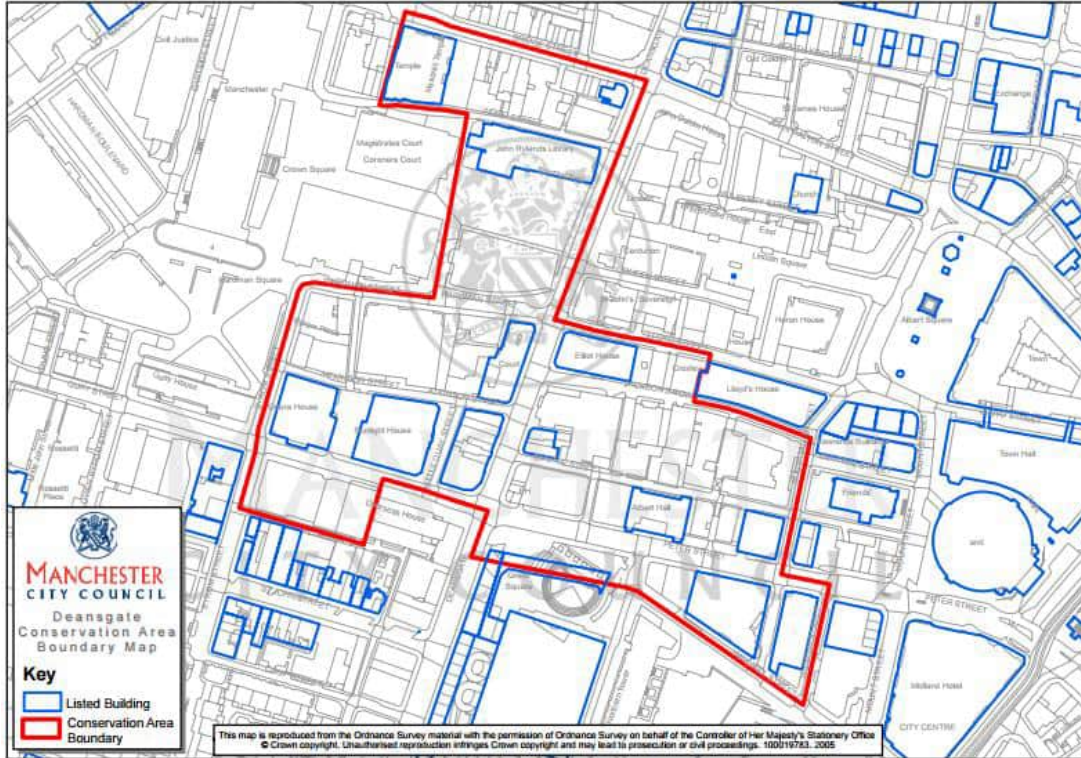


Figure 2 - Deansgate Conservation Area Boundary Map

- 2.1.10. Manchester City Council's Conservation Area Appraisal notes that Peter Street, and its continuation into Quay Street, is the most important junction in the area. The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple.
- 2.1.11. Various other listed buildings in proximity to Royal London House within the Deansgate / Peter Street Conservation Area include the Onwards Building (205-209 Deansgate), The Courthouse (184-186 Deansgate), Sunlight House (Quay Street) and the former Deansgate Goods Station which are all Grade II Listed.

PLANNING HISTORY

- 2.1.12. Royal London House is subject to an extensive planning history with applications having been submitted for various changes of use, including the refurbishment of the upper floors, external alterations and the display of advertisements.
- 2.1.13. The relevant planning applications for 200-202 Deansgate are shown below:
- Application ref: 049778/AO/CITY1/96 Planning consent for 2no. non illuminated fascia name signs – approved 12 June 1996.
 - Application ref: 050418/LO/CITY1/96 Listed building consent for a) Three illuminated fascia signs b) One illuminated double sided projecting box sign – approved 23 September 1996.

- Application ref: 050417/AO/CITY1/96 Planning consent for a) Three illuminated fascia signs b) One illuminated double sided projecting box sign – approved 10 September 1996.

2.1.14. A number of applications at the northernmost unit (Manahatta, 188-192 Deansgate) at basement and ground floor level along with the display of signage have been granted. For context, the relevant planning applications are listed below:

- Application ref: 118708/LO/2017 and 118606/AO/2017 Planning and listed building consent for the erection of 9 non-illuminated awnings – approved 6 July 2018.
- Application ref: 118382/LO/2017 Listed building consent for elevational alterations, internal alterations and replacement glazing / shopfronts and installation of fume, ventilation and air conditioning equipment – approved 23 April 2018.
- Application ref: 118381/FO/2017 Change of use of basement and ground floor of Royal London House from shop (Use Class A1) to mixed use restaurant / bar (Dual Use Class A3 / A4 – sui generis) together with elevational alterations and replacement glazing / shopfronts and installation of fume, ventilation and air conditioning equipment – approved 23 April 2018.
- Application ref: 118385/LO/2017 and 118383/AO/2017 Planning and listed building consent for the erection of internally applied vinyl logos and 1 no. internally illuminated runner – approved 12 April 2018.

2.1.15. An application at Pieminister, 198 Deansgate was granted permission for a roof plant and internal/external alterations as shown below:

- Application ref: 125000/FO/2019 Change of use from retail (Use Class A1) to restaurant (Use Class A3), associated internal and external alterations and installation of roof-top plant equipment – approved 4 February 2020.
- Application ref: 125001/LO/2019 Internal and external alterations, and installation of roof-top plant equipment, in association with proposed restaurant use (Class A3).

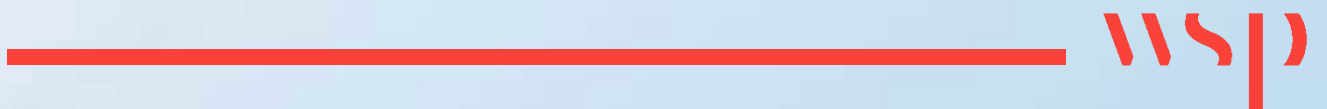
2.1.16. An application at Federal café at 196 Deansgate was granted permission for roof plant and internal/external alterations as shown below:

- Application ref: 120990/FO/2018 Change of Use from takeaway (Use Class A5) to cafe (Use Class A3), internal alterations, replacement glazing / shopfront and installation of fume and kitchen ventilation equipment.
- Application ref: 120991/LO/2018 Listed Building Consent for internal alterations, replacement glazing / shopfront, installation of fume and kitchen ventilation equipment, and the display of signage, including 1no. projecting sign – approved 30/10/2018.

2.1.17. This application has had regard to the planning history and recent consents for Pieminister, Federal Café and Manahatta, which has helped inform the design approach of this application.

3

PROPOSED DEVELOPMENT



3 PROPOSED DEVELOPMENT

- 3.1.1. This planning application seeks full planning permission for:
“Elevational alterations including shop front alterations, replacement louvres, installation of awnings and signage”.
- 3.1.2. Listed building consent is sought for:
“Internal and external alterations including shopfront alterations, installation of awnings and signage, replacement louvres and installation of fume, ventilation and air conditioning equipment”.
- 3.1.3. Advertisement consent is sought for:
“Installation of two projecting signs and replacement fascia signage”
- 3.1.4. The current use of the site is retail (Use Class E) and the proposed use of the site is a restaurant (Use Class E) therefore both fall under the same use class and a change of use application is not required.
- 3.1.5. The proposed opening hours for the unit will be 12 noon until 11:30pm Monday to Sunday. The unit will employ up to 75 staff members (including a mix of full time and part time staff).
- 3.1.6. The works proposed through this application are required to facilitate occupation. The Design and Access Statement provides further detail on the nature of the works proposed.
- 3.1.7. The proposed works are required to facilitate the creation of a restaurant that will be occupied by a London based independent steak brand restaurant which is establishing their first location outside the capital.
- 3.1.8. A sensitive refit of both the ground floor and basement is proposed through this application. The scheme is high-quality and has been sensitively designed to preserve and enhance the significance of the listed building.
- 3.1.9. Wherever possible, existing historical features are proposed to be retained and revealed. Materials and methods have been carefully considered to best preserve and enhance the existing fabric and heritage significance of the building. Full details of the scheme are included within the supporting plans and Design and Access Statement.

3.2 EXTERNAL ALTERATIONS

- 3.2.1. A series of minor external alterations to the building are required to facilitate and support the internal fit out of the unit associated with the new restaurant occupier. The proposed features are sensitively designed to preserve and enhance the historic features of the listed building. Careful consideration has also been made to ensuring that these elements of the design do not have an adverse impact on the setting of the conservation area.
- 3.2.2. This proposal includes alterations and modifications to shopfronts and frontage of the unit to Deansgate & Quay Street.
- 3.2.3. A new section of paint finished shopfront is proposed with new entrance door and granite stall riser to match. Above the section of shopfront is a fascia formed in T&G boarding set within a perimeter frame, all to be gloss paint finished in obsidian green. The existing aluminium powder coated

shopfront glazing is to be retained and refinished with the fascia treatment described above replicated on each shopfront opening.

- 3.2.4. The front of the restaurant will include a wooden menu box measuring 585 x 635 x 95mm with simple painted lettering.
- 3.2.5. There will be large freestanding planters and a bespoke cast cow bone door handle.
- 3.2.6. External alterations to improve and tidy up the rear elevation on little quay street is proposed. existing windows with untidy views through to the back of house area will be obscured using opaque vinyl to internal side of window that will match the existing window frame paint finish.
- 3.2.7. Three new sections of louvre will be installed to match the existing louvres to the doors below. The new louvres will receive a paint finish to match the existing window frames, tidying up the façade.
- 3.2.8. Redundant extract fans will be removed, improving the appearance of the elevation. All graffiti to the existing brickwork will be removed.

3.3 AWNINGS

- 3.3.1. A surface fixed traditional Victorian awning frame (RAL 9004 signal black) is proposed. The awning has an oak timber rail to the front edge suspended by metalwork including chain, face fixed shoe bracket and arm (RAL 9004 signal black), with warm white led festoon lighting wrapped around the frame. This is a signature trademark of the occupier across their other sites, including those within listed buildings. An example image is included at Figure 3.1.
- 3.3.2. Planning consent has been granted for awnings along Deansgate and Quay Street, establishing that the principle of non-illuminated awnings is acceptable (ref: 118381/FO/2017). There are awnings installed at Manahatta, as shown in the right image at Figure 3.1 below.



Figure 3.1 – (left) existing site in Kensington, showing the awning frames and festoon lighting. (right) showing Manahatta signage.

- 3.3.3. The current restaurant chain's design includes awnings at its London locations, including listed buildings. The design is contemporary, providing greater visibility through to the original historic fabric than a traditional awning, whilst still reflecting the traditional shape and attachment of a Victorian awning.

3.4 SIGNAGE

- 3.4.1. The signage will include two projecting signs and a painted fascia sign.
- 3.4.2. The proposed signage is required to facilitate occupation of the unit.
- 3.4.3. This advertisement consent application proposes three signs:
 - Two internally illuminated projecting signs measuring 309x600x150mm with black text on an ivory background.
 - 1 Painted fascia sign measuring 1855x 250mm. The sign will be on a surface fixed awning box and the lettering will hand applied in Wimborne White.
- 3.4.4. Further details of the advertisements are provided in Proposed External Elevations and Shopfront (reference 3809.03(16)) and (reference: 3809.03(15)).

3.5 INTERNAL ALTERATIONS

- 3.5.1. A sensitive refit of both the ground floor and basement is proposed through this application. Full details of the scheme are included within the supporting plans and documents.
- 3.5.2. Wherever possible, existing internal and external historical features will be retained. The ground and basement floors are substantially modern fit-out with partition walls, suspended ceilings and modern floor finishes. This application proposes to remove the modern finishes to hopefully reveal original fabric beneath.

GROUND FLOOR

- 3.5.3. As outlined in further detail in the Heritage Statement section, the unit was originally three separate functional spaces with a packing room, show rooms and work rooms at basement level. However, the unit has been adapted and modernised by adding/removing features and over time, the layout has evolved and been knocked through into its present form, creating 1 larger unit that was better suited to the modern occupier.
- 3.5.4. As part of this proposal, internal walls have been retained wherever possible. This proposal also seeks to reintroduce a partition at ground floor to divide the unit, creating a smaller unit between the application site and Pieminister, as would have been in the historic floor layout. The modern fit out will be removed from the entire Blacks unit as part of this application, the future fit out and alteration of the newly created unit would be subject to a separate planning and listed building consent application.
- 3.5.5. The central modern staircase will be altered reducing the stair opening from double to single width. This is closer to the original staircase design. The bar will be positioned in the left side of the new staircase.
- 3.5.6. There are some new partitions introduced to form the kitchen at the rear. There are also some necessary alterations to the internal partitions that form the changing rooms and staff areas at blacks. The proposal will remove the modern stud partitions and use this space for seating and introduce a glazed screen to the popcorn station. A new entrance lobby will also be formed at the Deansgate entrance.

BASEMENT

- 3.5.7. The basement will contain WCs at the bottom of the stairs, passing through this area leads to additional dining space and a small service area and store at the front of the unit. To the rear of the unit is the office, cellar, bin store and staff toilets.
- 3.5.8. As with the ground floor, the basement has also been altered over time, converting three units into one larger floorplate. Stud partitions will be removed as shown on the submitted plans. Existing masonry walls will be removed to reveal steel columns, and to better reflect the rhythm of the original layout of show rooms and packing rooms towards the front of the unit.
- 3.5.9. This proposal seeks to subdivide the basement which currently comprises a large sales area with storerooms.

3.6 VENTILATION / EXTRACTION / M&E

- 3.6.1. The proposed ventilation and extraction route will run above the ceiling for a short distance, before entering the central atrium at ground floor and travelling upwards to extract onto the roof. The ducting won't be visible, and it will not impact upon the historic features of significance within the unit or common area. The LPA has approved extraction and roof top plant at Manahatta, Federal and Pieminster. Therefore, there is precedent for the approach proposed.
- 3.6.2. Condenser units are proposed at roof level. The exact equipment is to be specified, however an acoustic report has been commissioned which sets an appropriate noise limit for the external plant.
- 3.6.3. The submitted HVAC plans provide full detail on the scheme proposed including odour mitigation equipment.
- 3.6.4. Ventilation will be provided by air conditioning units suspended on Unistrut from the ceiling and ducted through the unit. Supply & extract air is proposed to be via the existing louvres.
- 3.6.5. Ductwork will be suspended below the existing down stand beams and receive a decorative finish to match the ceiling.
- 3.6.6. A cleaning and maintenance strategy is submitted with this application setting out how the equipment will be maintained and cleaned.
- 3.6.7. All wiring will be installed in surface fixed containment. Containment tray for electrics and small air conditioning pipework will be suspended from the ceiling, run below the existing corniced down stand beam.
- 3.6.8. Front of house containment will be finished in Hague Blue by Farrow & Ball and low level in Studio Green by Farrow & Ball.

3.7 ACCESSIBILITY

- 3.7.1. There is existing direct level access into the building which will be retained in the proposal.
- 3.7.2. The unit does not benefit from lift access across the floors and this is not proposed as part of the application.
- 3.7.3. The development proposes a disabled WC at the ground floor.
- 3.7.4. The site is sustainably located, close to good public transport connections. There is no car parking provision on site and no car parking is proposed through the application.

3.8 WASTE

- 3.8.1. Waste is to be stored internally in a designated ventilated room at basement floor level, with separate bins will be provided for general waste, glass, recycling and food waste. Bins will be provided throughout the restaurant for use during operational hours, typically behind the bar and within waiter stations. There is also a designated drop off 'Busser' area for food waste so that this separated, for collection and to be disposed of sustainably.
- 3.8.2. Bins will be collected internally, and the waste transferred to the bin collection point, ready for collection by the waste management company.
- 3.8.3. The waste collection vehicle will pick up from the existing location utilised by the adjacent retail and office operations. The existing vehicle layby off Deansgate is currently utilised for servicing. Designated bin bags will be collected from the storage area by the waste collection pick up operatives. the route is level and does not cross paths with vehicular traffic.
- 3.8.4. The route of the collection vehicle will follow the existing route taken by vehicles servicing the adjacent retail and office operations. Collection times will be early morning, 7 days a week.
- 3.8.5. Storage will be sufficient to accommodate the expect daily volumes:
 - Glass x3 bags
 - Recycling x6 bags
 - General x8 bags
 - Food x6 bags.
- 3.8.6. A waste proforma accompanies the application setting out the waste storage arrangements for the unit. The Design and Access Statement and submitted floor plans show the location of the internal bin store and the route for servicing.
- 3.8.7. The internal store will be cleaned regularly by staff to maintain a clean and odour free bin store.

CRIME IMPACT MEASURES

- 3.8.8. A Secure by Design Crime Impact Assessment was carried out by Greater Manchester Police (GMP) for the recent consent for change of use and external alterations at Manahatta. The recommended measures were submitted and approved by Manchester City Council and subsequently implemented.
- 3.8.9. The mitigation measures recommended by GMP were subsequently submitted and approved by Manchester City Council for the implementation at Federal Café. The mitigation measures implemented at Manahatta and Federal Café have helped to design the scheme for 200-202 Royal London House and will be implemented as part of the fit out.
- 3.8.10. The mitigation measures are listed below.
- 3.8.11. Layout and surveillance
 - The kitchen area where customers will place their orders will allow for good surveillance of the main entrance and seating area, allowing staff to monitor these areas for misuse.
 - New external fittings will be certified to the relevant security standards to reduce the potential for criminals to target the venue;

- Signage will indicate areas restricted to staff to prevent being lost as an excuse for accessing staff areas;
- Tills will be positioned away from customer reach; and
- There will be a procedure for making the premises secure after customers have left so that counting and securing takings can be carried out in a secure environment, and a procedure for staff leaving and securing the premises so that staff safety is not compromised.

3.8.12. Alarms and CCTV

- An intruder alarm will be installed to cover the premises;
- Access control systems will be operable by swipe card or fob, and not numeric key pads; and
- CCTV system of an acceptable standard will be installed. Cameras will be intelligently placed, and regularly cleaned and maintained.

3.8.13. Management and maintenance

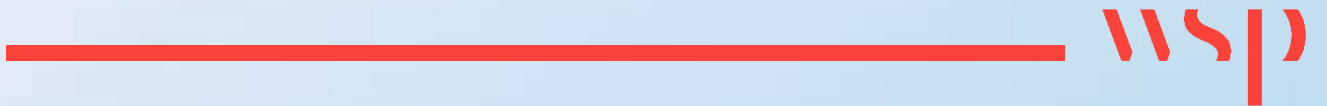
- Good management and maintenance processes will be implemented such as opening/closing procedures, cash handing and banking processes, and appropriate cleaning and maintenance of the building.

3.8.14. Construction

- Appropriate measures will be taken to secure the site during the works.

4

POLICY CONTEXT



4 POLICY CONTEXT

- 4.1.1. The aim of the following statement is to demonstrate that the proposed works meet the requirements of local and national planning policy.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 4.1.2. The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 are critical to the re-development of the site as they provide specific protection for buildings of special architectural or historic interest, over and above that provided by development management.
- 4.1.3. Section 16(2) of the Act requires that in considering whether to grant listed building consent special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.1.4. Section 66(1) of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, the local planning authority, “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 4.1.5. Section 72 of the Act provides a specific, “duty as respects conservation areas in exercise of planning functions”. Consequently, the Council is charged with paying, “special attention....to the desirability of preserving or enhancing the character or appearance of that area”.

NATIONAL PLANNING POLICY

National Planning Policy Framework (2021)

- 4.1.6. Sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs (paragraph 8). The planning system has three overarching objectives in achieving sustainable development which are economic, social and environmental.
- 4.1.7. Planning and development should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to ensure that it reflects the character, needs and opportunities of each area (paragraph 9).
- 4.1.8. The NPPF sets out this need with the ‘presumption in favour of sustainable development’ set out at paragraph 11, which establishes the planning principles in pursuing sustainable development in a positive way. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless ‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits’.
- 4.1.9. Paragraph 81 encourages a strong, competitive economy where:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”

- 4.1.10. Paragraph 83 requires planning policies and decisions to: *“recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations”.*
- 4.1.11. Section 16 (paragraphs 189 – 208) of the NPPF is specific to conserving and enhancing the historic environment. Paragraph 190 advises that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment.
- 4.1.12. In determining applications, the Framework also advises that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 194).
- 4.1.13. Paragraph 195 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.
- 4.1.14. Paragraph 197 states:

“In determining planning applications, local planning authorities should take account of: - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.
- 4.1.15. Paragraph 199 states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).”
- 4.1.16. Paragraph 202 states that if a proposal leads to less than substantial harm to the significance of the designated heritage asset, harm should be weighed against the public benefits of the proposal.
- 4.1.17. Paragraph 206 states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.
- 4.1.18. Paragraph 136 of the NPPF states that advertisements should be subject to control only in the interests of amenity and public safety, taking into account cumulative impacts. It emphasises that the quality and character of places can suffer when advertisements are poorly sited and designed. It also states that the adverts should not compromise safety and security or obscure highway sightlines and allow free movement along the public highway by all users.

LOCAL PLANNING POLICY

- 4.1.19. The current development plan for this area comprises the Manchester Core Strategy (adopted July 2012, plan period to 2027) and the ‘saved’ Policies of the Unitary Development Plan (UDP) (adopted July 1995). The site is located within the City Centre but outside of the Primary Shopping Area.

Core Strategy (2012)

- 4.1.20. Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. It also states that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- 4.1.21. Policy C1 (Centre Hierarchy) sets out that the City Centre will be the focus for commerce, culture, leisure and tourism.
- 4.1.22. Policy C10 (Leisure and Evening Economy) states that new development that supports both the daytime and evening economy, that contributes to the vitality of district centres and supports a balanced and socially inclusive evening / night time economy will be permitted.
- 4.1.23. Policy EN1 (Design Principles and Strategic Character Areas) part 1 requires developers to Consider the City's heritage and continue the rich pattern of activity in the core area.
- 4.1.24. Policy EN 3 (Heritage) requires developments to be designed 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.
- 4.1.25. Policy DM1 (Development Management) sets out development management requirements including appropriate siting, layout, massing, materials; impact on surroundings; impact on amenity including light, privacy and noise; accessibility for all; community safety and crime prevention; refuse storage and collection; parking; sustainable construction and energy; use of BREEAM and best practice standards for new commercial developments.

'SAVED' UDP (1995)

- 4.1.26. Various UDP planning policies have been saved, including citywide development control policies and area-specific policies.
- 4.1.27. Policy DC10.1 states that in determining planning applications for developments involving the sale of food or drink the Council will have regard to:
 - a. The general location of the proposed development, including any reference to the area in other policies in the plan;
 - b. The effect on the amenity of neighbouring residents;
 - c. The availability of safe and convenient arrangements for car parking and servicing;
 - d. Ease of access for all, including disabled people; and
 - e. The storage and collection of refuse and litter.
- 4.1.28. In accordance with 'saved' Policy DC18.1, the Council will give particularly careful consideration to development proposals within Conservation Areas and will seek to preserve and enhance their character by carefully considering the effect of major changes to the appearance of existing buildings.

- 4.1.29. Policy DC19.1 outlines that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of buildings of Special Architectural or Historic Interest in the determination of planning application for listed building consent.
- 4.1.30. Policy DC26 aims to minimise the adverse impact of noise on noise-sensitive developments.
- 4.1.31. Policy DC14 sets out the requirements for signage relating to amenity and public safety. The policy applies to “all retail premises and to other commercial premises which have similar physical characteristics e.g. betting shops, banks, building society offices, opticians premises etc.”
- 4.1.32. Policy DC15 states that applications for advertisement must be considered only in the interests of amenity and public safety. To accord with the policy, development should not harm the character or architectural features of the building, nor interfere with its proper use. Signage should be of an appropriate scale and relate properly to the site in which it stands. It must be unobtrusive and must not adversely impact road users or cause harm to pedestrians.

PLANNING GUIDANCE

Local Planning Guidance

- 4.1.33. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2017) provides guidance on design principles, accessibility, environmental standards and parking guidelines. In terms of heritage assets, paragraph 11.45 (Conservation Areas) states that the proposals in these areas should preserve or enhance their character.
- 4.1.34. Manchester City Council's website provides detailed guidance on the history, townscape, context and control of development for the Deansgate/Peter Street Conservation Area in the form of a Conservation Area appraisal.

Planning Practice Guidance

- 4.1.35. The Planning Practice Guidance (PPG) is a government produced interactive on-line document that provides further advice and guidance that expands the policy outlined in the NPPF. It expands on terms such as ‘significance’ and its importance in decision making. The PPG clarifies that being able to properly assess the nature, extent and the importance of the significance of the heritage asset and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.
- 4.1.36. The PPG usefully discusses how to assess if there is substantial harm. It states that what matters in assessing if a proposal causes substantial harm is the impact of the significance of the heritage asset. A key consideration when assessing whether there is an adverse impact on a listed building is whether the adverse impact seriously affects a key element of its special architectural or historic interest.

Historic England Guidance

- 4.1.37. Historic England (formerly English Heritage) has published a series of Good Practice Advice (GPA) and Historic England Advice Notes (HEANs). The most relevant are:
 - GPA2: Managing Significance in Decision-Taking in the Historic Environment (2015);
 - GPA3: The Setting of Heritage Assets (2017); and
 - Conservation Principles, Policies and Guidance (2008).

- 4.1.38. Historic England's Conservation Principles explains its approach to significance and managing change. It identifies four main aspects of significance: historic, aesthetic, evidential and communal.
- 4.1.39. The relative levels of significance can be measured, the categories which are used within this report are:

Exceptional - an asset important at national to international levels' including scheduled monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.

High - a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.

Medium – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low – structure of feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Negative – structure of feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

5 HERITAGE STATEMENT

- 5.1.1. This part of the report serves as the Heritage Statement as required under paragraph 194 of the National Planning Policy Framework and it describes the significance of any heritage assets affected by the proposed development, including any contribution made by their setting.
- 5.1.2. This Heritage Statement has been prepared to inform a full planning application for the redevelopment of the site. It has been prepared in the context of national and local planning policy, as detailed below.
- 5.1.3. The National Planning Policy Framework (2021) states in paragraph 194 that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”
- 5.1.4. Local Policy Core Strategy (2012) Policy CC9 ‘Design and Heritage’ states that development should preserve or enhance the heritage assets that have been identified. Policy EN3 ‘Heritage’ also requires developments to be designed to preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.
- 5.1.5. This Heritage Statement has been produced to fulfil these national and local planning policy requirements. The chapter provides a description of the heritage assets’ significance, including consideration of the contribution the setting makes to the heritage asset’s significance and sets out an assessment of the impact of the proposed scheme against this policy and provides details of mitigation that has been incorporated into the proposed design; and finally sets out conclusions.

APPROACH TO THE PROPOSAL

- 5.1.6. 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.
- 5.1.7. Following submission of the planning application, Manchester City Council Planning Officers requested further information on the heritage features behind the modern fit out. Further investigative work has been carried out by the applicant consisting of:

Survey above suspended ceiling tiles (April 2023)

- 5.1.8. Annotated plans were prepared (at Appendix A) showing proposed locations for inspecting the historic fabric. These locations were agreed with Manchester City Council planning officers and were subsequently inspected by WSP. Photographs were taken corresponding to the plans. The plans and photographs can be found at Appendix A.
- 5.1.9. Removing the ceiling tiles provided a good view of the decorative features including ceilings, cornicing, beams and glazed tiles. It was however difficult to assess the heritage significance of the walls behind the Blacks tenant fit out.

- 5.1.10. As such, it was agreed with Manchester City Council Planning Officers to undertake a second survey, this time making sectional cut-aways in the modern fit out.

Discrete surveys to assess state of internal walls (June 2023)

- 5.1.11. WSP agreed the locations of the cut-aways with Manchester City Council Planning Officers in June 2023. The survey was undertaken on 15 June 2023. Plans showing the location of the cut-aways and accompanying photographs can be found at Appendix B.

Planning history

- 5.1.12. Royal London House has an extensive planning history and in the last few years several applications have been approved for internal and external alterations within the ground floor units (Federal Café (reference 120991/LO/2018), Pieminister (reference 125000/FO/2019) and Manahatta (118381/FO/2017) and the upper floor offices and associated communal areas. A Historic Partnership Agreement (HPA) is in place between the LPA that sets out the historic background and significance of the site, it identifies elements in the building which have historic significance, and it provides clarity on when works can be carried out without the requirement for listed building consent. The design takes cues from the analysis of the building and surrounding context, to maximise the opportunity to reveal features of significance, making a positive contribution to the building.

5.2 THE HERITAGE ASSETS

ROYAL LONDON HOUSE

- 5.2.1. Royal London House is Grade II listed under the Planning (Listed Buildings and Areas) Act 1990 as amended for its special architectural or historic interest. The building was listed on 3 October 1974 and a copy of the listing information is included at **Appendix C**. Royal London House can be categorised within the 'High' category for significance value as set out in the previous section. It makes a significant positive contribution to the Deansgate conservation area using high quality materials and decorative details. The building is an important example of the phase of 'rebuilding' that was undertaken in the later nineteenth century as slum areas were cleared and is a typical example of the emerging office typology in the Victorian era.
- 5.2.2. Royal London House in its entirety, is of considerable evidential, historical and aesthetic value. The special interest of Royal London House is associated with its physical fabric and its aesthetic contribution to the wider streetscape and character of this part of the Deansgate / Peter Street Conservation Area. It holds considerable aesthetic value being an example of the style adopted by Charles Heathcote for a number of his buildings and in its use of high quality materials and decorative details externally and internally to the entrance way.
- 5.2.3. Royal London House (188-202 Deansgate) retains some important elements of the original configuration and detailing such as decorative tiles and unique features associated with historic uses. It also holds a number of historical associations including the design by the architect Charles Heathcote and the occupation by numerous diverse businesses in Manchester.
- 5.2.4. However, the unit itself has been adapted significantly and little of the original historic fabric is readily visible behind modern stud partition walling, suspended ceilings and fit out works. The applicant has undertaken two exploratory surveys to examine the heritage value of the fabric in locations agreed with Manchester City Council.

- 5.2.5. These investigations have revealed some interesting heritage features displayed original plasterwork and timber. The applicant commits to retaining any existing plasterwork and timber where it is in usable condition. The applicant also commits that during strip out works, all linings to walls in locations where heritage assets such as original panelling may exist would be removed carefully by hand using only appropriate hand tools. Any supporting framing, grounds or battening would be dismantled by hand and care to be taken removing any mechanical fixings and fastenings.
- 5.2.6. Further detail on the condition and remaining features within the unit which are of historical interest are included in the accompanying Design and Access Statement, drawings, and Photographic Schedule
- 5.2.7. The internal arrangement has some historical value. The internal arrangement on the ground floor reflects the original layout which comprised the formation of three separate units at ground floor which have since been combined. The historic floor plans are provided at Figure 5.1.
- 5.2.8. There is evidence of glazed bricks at basement level that hold historical value.

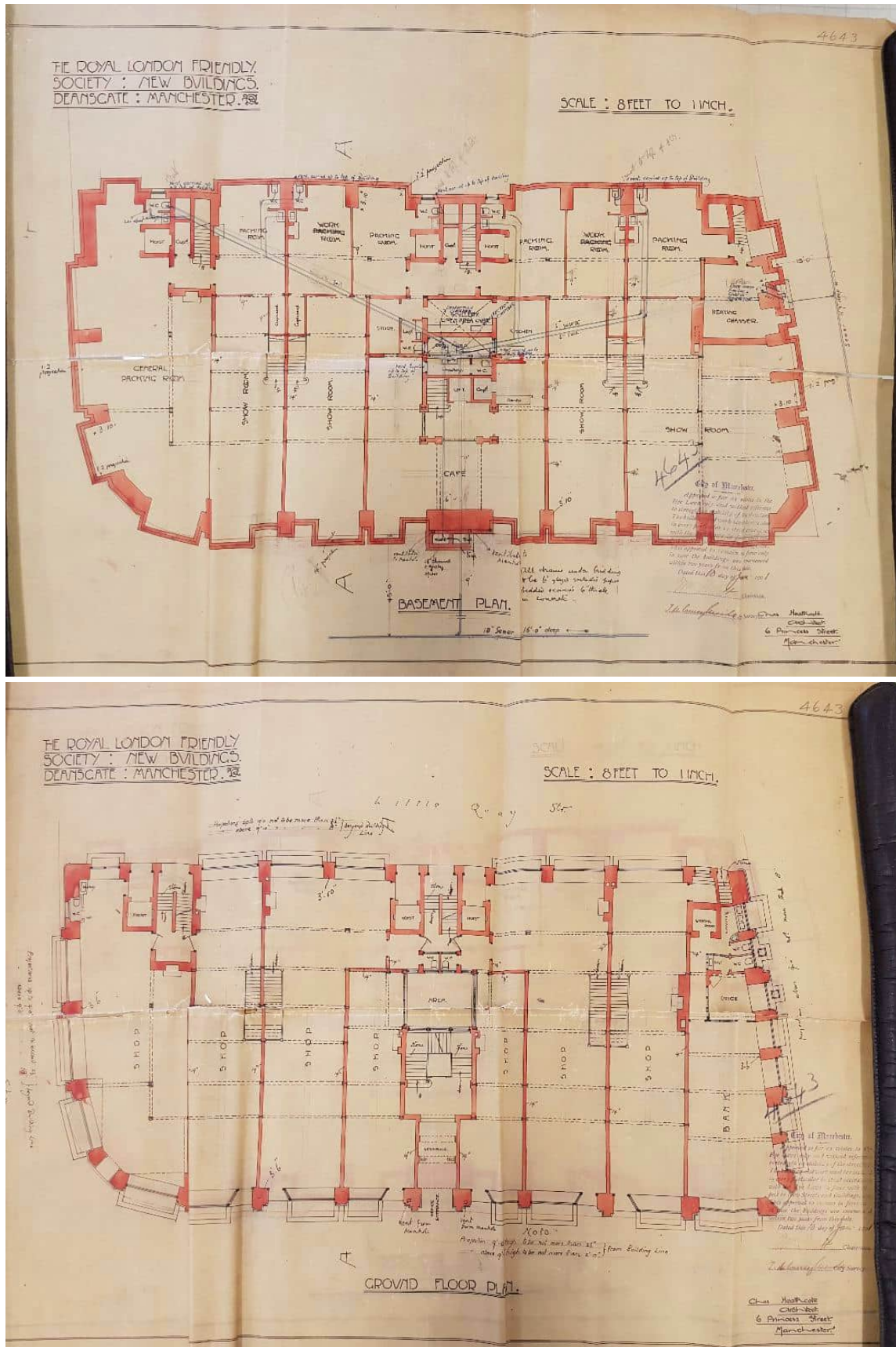


Figure 5.1 Original Basement Plan (above), Original Ground Floor (below)

DEANSGATE / PETER STREET CONSERVATION AREA

- 5.2.9. The Conservation Area designation was made by the City Council in June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.
- 5.2.10. The conservation area is contiguous with other designated areas covering a substantial part of the Victorian city centre. Only part of Deansgate is included in this area, with the rest of the street being incorporated into Castlefield, Parsonage Garden, St. Ann's Square, Albert Square and Cathedral conservation areas.
- 5.2.11. Manchester City Council's Conservation Area Appraisal notes that Peter Street, and its continuation into Quay Street, is the most important junction in the area. The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple.
- 5.2.12. Most buildings in the area display the Manchester characteristic of a tri-partite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky.

Significance of Deansgate / Peter Street Conservation Area

- 5.2.13. The special interest of the Conservation Area is diverse and comprises a rich heritage. The area contains a number of designated heritage assets including the Onwards Building (205-209 Deansgate), The Courthouse (184-186 Deansgate), Sunlight House (Quay Street) and the former Deansgate Goods Station which are all Grade II Listed and in relatively close proximity to Royal London House.
- 5.2.14. The Conservation Area has a 'High' significance value. Royal London House is not specifically mentioned in the Conservation Area appraisal but can nonetheless, be said to make a significant positive contribution to the immediate conservation area context due to the quality of the external materials and detailing of the elevation.

5.3 IMPACT OF THE PROPOSAL

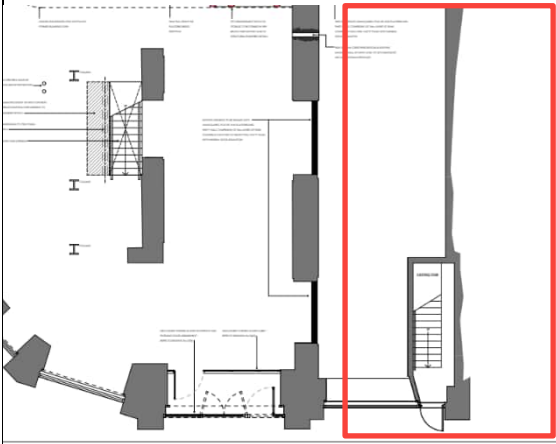
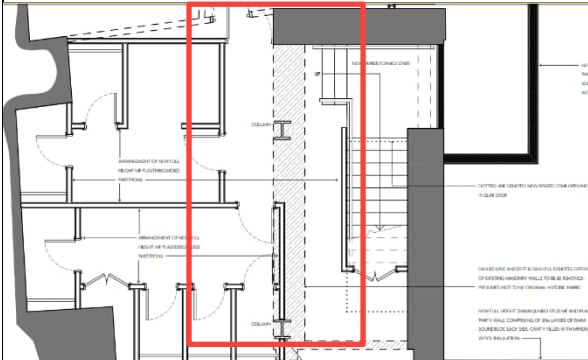
- 5.3.1. The impact of the proposal on its individual components and the overall integrity and significance of the listed building may be measured as: adverse; neutral; or beneficial. The design approach seeks to minimise adverse impacts and maximise opportunities to deliver beneficial impacts. Great weight has been placed on the retention of the elements of historic fabric.

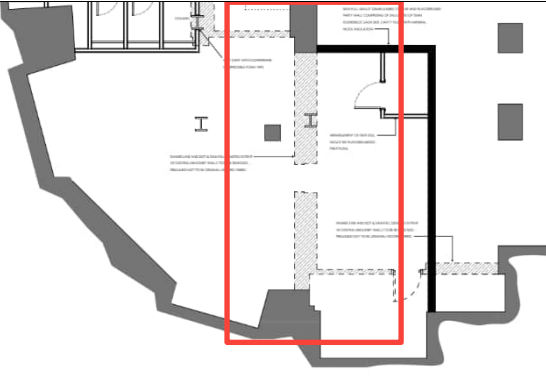
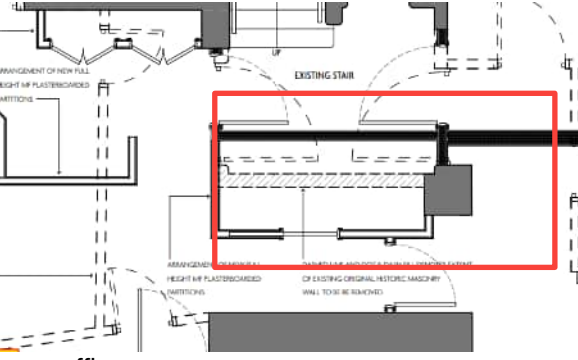
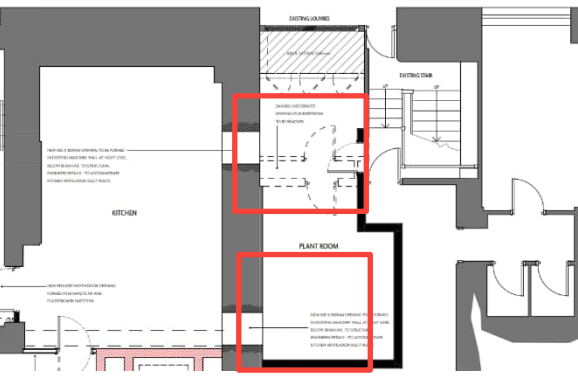
IMPACT ON ROYAL LONDON HOUSE

- 5.3.2. The design proposal has given special regard to preserving the special architectural and historic interest of Royal London House.
- 5.3.3. The unit itself has been adapted significantly and little of the original historic fabric is readily visible behind modern stud partition walling, suspended ceilings and fit out works. The applicant has undertaken two exploratory surveys to examine the heritage value of the fabric in locations agreed with Manchester City Council.
- 5.3.4. These investigations have revealed some interesting heritage features displayed original plasterwork and timber. The applicant commits to retaining any existing plasterwork and timber where it is in usable condition. The applicant also commits that during strip out works, all linings to

walls in locations where heritage assets such as original panelling may exist would be removed carefully by hand using only appropriate hand tools. Any supporting framing, grounds or battening would be dismantled by hand and care to be taken removing any mechanical fixings and fastenings.

5.3.5. The below table provides an overview of the works proposed in the unit and an assessment of impact, taking into account the recent intrusive investigations. Full details are provided in the submitted drawing pack.

Item	Schedule of Works	Scale of Impact
Layout	Subdividing the unit will reflect the original historic layout at ground floor. 	Subdividing the unit to better reflect the original layout will have a beneficial impact. The unit has been opened up and does not reflect the original layout. The new stud walls at basement level will also not reflect the original layout, and as such will have a neutral impact.
	Demolition of non-original wall to facilitate a new staircase 	Demolition of the wall will have a neutral impact. Installing a narrowing staircase will better reflect the original staircase. This will have a beneficial impact.
	Wall in the basement with evidence of glazed bricks will be demolished to create a new dining area.	The section of brick wall in the basement has been altered in the past to install the modern staircase. The top few courses of glazed bricks are in original condition; however, the remaining bricks appear to be painted white. The glazed bricks will be retained and re-used in the scheme. Considering the existing alterations and that the bricks will be reused in the scheme, demolition will result in minor harm.

		
	An original wall is proposed to be removed at basement level to make way for an office. 	Demolition of the wall will result in loss of original fabric. It is however necessary to create a route through to the new cellar. The position of the cellar is fixed beneath the bar at ground floor. There are no glazed bricks or decorative features identified on this wall. Demolition will result in minor harm.
	New openings are proposed to provide access to the plant room 	Demolition of the wall will result in loss of original fabric. It is however necessary to create a route through to the new plant room. The new openings will result in minor harm.
Walls	- The existing modern fit out will be stripped back sensitively to reveal the original fabric. The survey at Appendix B demonstrates that existing plasterwork can be seen on the columns in openings created at ground floor at Locations A, B, C, D, E, F, G. It has been painted grey in the past with signs of earlier fixings. The column at Location I is brick (where visible). - Original timber panelling can be seen at Location H, painted in an off-white.	This will have a beneficial impact by enabling the historic form the space to be better appreciated.

	- Glazed bricks are visible in the western wall at Locations K and L. - The applicant commits to retaining any existing plasterwork and timber where it is in usable condition. Additional glazed bricks at basement will be retained where they are in a usable condition. The applicant also commits that during strip out works, all linings to walls in locations where heritage assets such as original panelling may exist would be removed carefully by hand using only appropriate hand tools. Any supporting framing, grounds or battening would be dismantled by hand and care to be taken removing any mechanical fixings and fastenings.	
	Picture rails (where present) will be retained. Where picture rails are missing, they will be replaced.	Retention of historic fabric and installation of replacement picture rails will have a beneficial impact .
	Original timber skirting (where present) will be retained and patch repaired where required.	Retention of historic fabric and patch repairs will have a beneficial impact .
	- Original cornice (where revealed) will be retained and redecorated. - Original corncicing was revealed during the April 2023 survey (documents at Appendix A). - Original corncicing can be seen at Locations 1, 3, 4, 5, 6, 7, 10, 12, 14 at Appendix A.	Revealing the moulded cornices that are extant will allow appreciation of the historic finish and provide legibility of the earlier layout. This will have a beneficial impact .
	- Existing brickwork and glazed bricks will be exposed, retained and brushed clean where possible. - Original glazed brickwork was revealed during the surveys in April and June 2023. The brickwork is only visible at basement. - Original glazed brickwork can be seen at Location 10 at Appendix A and Locations K and L at Appendix B.	Retention and exposing the glazed bricks will have a beneficial impact .
	- Subject to condition, existing plasterwork will be retained, stabilised and repainted. - Where plasterwork is in poor condition requiring replastering, it is instead proposed to strip the plaster back to brick below the picture rail. This approach has been previously approved by the LPA at Pieminister.	Retention of plasterwork in good condition will have a beneficial impact, as original walls are currently concealed behind the modern fit out. Where original fabric is in a poor condition and would need to be concealed behind new plaster, it is proposed to take it back to brick. Whilst there will be loss of original plaster, as it would otherwise be concealed with new plasterwork, it would have a neutral impact.

	 Existing wall below picture rail in poor state of repair. The proposed is to expose original brickwork and steel columns.  (Source: approved photographic schedule, Pieminister)	
	- New half-height timber panelling proposed. If original timber panelling is present, it will be retained and repainted, condition permitting. - Decorative plaster detailing will be revealed, retained and repainted where possible.	Exposing and retaining original panelling will have a beneficial impact. Introducing new panelling in keeping with the original will have a beneficial impact. Revealing original fabric so it can be appreciated will have a beneficial impact.
Ceilings	- Modern ceiling panels will be removed to reveal original ceilings in the customer areas. The photographs of the ceilings at Appendix A demonstrate the decorative features that will be retained. - Ceilings will be stabilised and painted. - Decorative plaster ceilings will be protected in the kitchen area where a false ceiling is proposed. - Suspended ceilings are proposed in the functional areas such as the kitchen, store rooms and toilets.	The former suspended ceilings have a significantly detrimental impact on the character of the internal space. They are concealing historic detailing such as the decorative ceilings and moulded cornices which express the previous layout of the floor plate. The works to remove suspended ceilings and reveal and repaint the ceilings will have a beneficial impact on the heritage asset. Where ceilings are already concealed this will have a neutral impact. Where suspended ceilings are proposed above the ground floor WC it will conceal the original ceiling. This will have a minor harmful impact as original fabric will be concealed, however the feature will be retained and not lost or disrupted.
Floor finishes	- Flooring is of a modern finish, it is proposed to remove and replace the flooring with higher quality finishes. - There is a small area of parquet flooring visible at basement level in a store room.	The proposal will have a minor beneficial impact by delivering a more in keeping material palette.

	The remaining floor is thought to be firmly adhered and salvaging concealed parquet unlikely. If parquet is revealed it reasonable condition it would be retained and cleaned.	There is no harm associated with replacing one modern finish for another.
Steel columns	Modern finishes concealing columns will be removed to reveal the original steels. Steels will be painted.	The proposed works will enhance and protect the existing steel 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.
Windows	- Existing windows will be retained and repainted. - Vinyl wrap will be removed. - Modern fit out that blocks the windows will be dismantled and removed. - Low level neutral linen café curtain will be attached to antique brass rails.	The works will have a beneficial impact in maintaining the special architectural and historic interest of the exterior of the building. Removal of the vinyl wrap and modern fit out that currently blocks the glazing, along with installation of the low-level linen curtain will have a beneficial impact on the building and the Conservation Area. It will open up views into the unit and re-introducing activity along the elevation.
Installation of partitions	- New stud partitions and screens to be installed. - No fixings to be made into existing cornices.	New stud partitions and screens will not disturb the original cornicing. This element will not harm the special architectural interest of the interior space. The new partition at ground floor will better reflect the original floorplate.
Installation of ventilation	- AC units suspended from ceiling and ducted through the unit. - Duct to be insulated as required and to receive paint finish. - Above the kitchen, ducting to be concealed about ceiling grid. - Supply and extract louvres to be installed within existing windows as current example on Atkinson Street.	All ductwork etc is to be suspended below existing decorative downstand beams. There will be no fixings to cornicing or beams. The installation of roof top plant will have no impact on the significance of the building or the conservation area.
Installation of lighting	- Containment for electrics suspended from ceiling and run below existing corniced downstand beams. - Wall light fittings will be cabled through galvanised conduit that will be fixed in brickwork mortar joints. - Pendant lights and track lights will be suspended from ceiling trays as shown on the sections and reflective ceiling plans.	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.

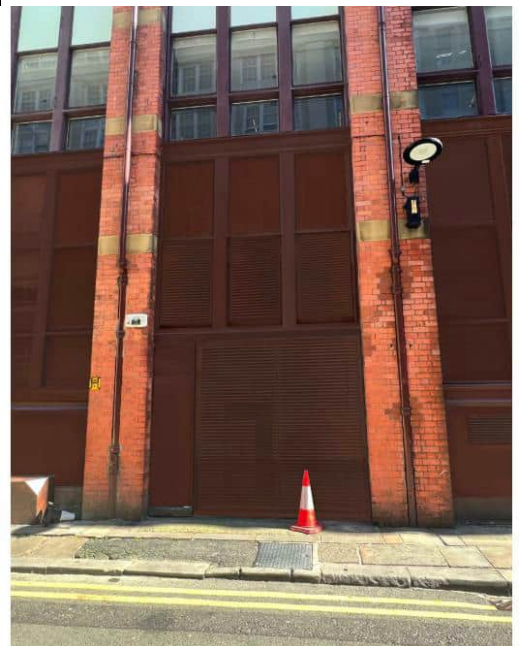
Stair alterations	Modern stair to be altered, reducing the opening.	The stair alterations will better reflect the original stair position and size. This will have a minor beneficial impact.
Awnings	- A bespoke canopy design is proposed which comprises a wooden awning frame with festoon lighting wrapped around. - As seen in figure 3.1, the proposal is high quality and will bring visual interest to the elevation.	It is a contemporary design, however the design approach is sensitive and will not adversely impact the building or the conservation area. The awning frame will sit within the window openings, respecting the building's architecture and without concealing the elevation.
Facia signage	- Existing signage will be removed. - Bespoke thermally treated boarding with gloss paint finish is proposed with hand applied lettering. 	The proposal will have a beneficial impact by replacing the existing box lettering with a high-quality, hand painted sign, that is more in-keeping than the current proposal. The applicant has been asked to consider installing glazing in place of a fascia board. Flat Iron's brand has hand painted lettering. Hand painted lettering on glazing will be difficult to read at night and therefore their strong preference is for a timber board.
Projecting signs	- The orange and red projecting signs (3 no.) will be removed and replaced with 2 no. monochrome projecting signs that are internally lit. - One projecting sign will use the existing openings. The projecting sign at the main entrance will be placed on the right hand side of the entrance. The existing and redundant fixing holes from previous tenant sign to be filled by stone specialist in colour to match	Removal of the existing signage and replacement with a more sensitive design will have a beneficial impact. Using the existing fixing will have a neutral impact. Using a new fixing will disrupt the original fabric, however the harm to the fascia will be minimised by filling the existing holes by a stone specialist. Overall, the projecting signage will have a beneficial impact.
Rear elevation – external alterations	Existing windows will be obscured using opaque vinyl to match the existing window frame.	The windows are part glazed, part obscured with views into the staircase behind. A fresh coat of paint is proposed to tidy up the elevation. Internal vinyl will be in the same colour as the frames. It is temporary and can be easily removed in the future. The proposal will have a beneficial impact.



- 3no. new sections of louvres to match.
- New and existing louvres will be painted to match the existing window frames.
- Existing extract fan to be removed and replaced with a solid panel to match.



This area comprises the AC units adjacent to the staircase. The proposal will create a larger plan room in this location and will replace the internal plant. The high level replacement louvres are more subtle and will create a tidier elevation. Removing the extract fan and painting the existing louvres will also have a **beneficial impact** on Royal London House and the Conservation Area.



	- Existing extract fan to be removed and replaced with a solid panel to match. - Existing windows to be obscured using opaque vinyl to match the existing paintwork, applied on the internal side of window. - Extract louvres and low level shopfront to be painted 	The existing windows detract from the conservation area and the attractiveness of the building. This is the back of house area where the tills are, and wooden slats and fabric are visible through the glazing which looks untidy. This area will contain the kitchen. 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 painting the louvres will have a cumulative beneficial impact. 
	- Graffiti on brickwork to be removed. - Existing doors to be repainted to match the window frames. 	The proposal will have a beneficial impact by tidying up the elevation and removing graffiti. 

- 5.3.6. The above 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.
- 5.3.7. The proposed internal and external alteration have given special regard to preserving the special architectural and historic interest of the heritage asset. The proposals will remove the existing modern fit out to reveal the original fabric of the building. The overall approach is to expose and retain historic finishes which will have a significant beneficial impact. In this regard, the proposed works sustain the significance of the heritage asset.
- 5.3.8. Where alterations are proposed to original fabric such as through the creation of openings or demolition of walls, the harm to the asset will be minimised through retaining the cornicing above the openings and reusing glazed bricks, respectively. The scheme will deliver significant improvements, focusing on areas of the highest heritage value, and the improvements identified outweigh the minor harm identified.
- 5.3.9. The works (as detailed in the plans, Design & Access Statement and photographic schedule) 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.
- 5.3.10. 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 unit has little original historic fabric visible, and the intention is to better reveal features of significance. The proposals will facilitate the restoration and contribute to the longevity of the asset. Overall, the works will have a **beneficial impact** on the significance of the designated heritage asset.

IMPACT ON DEANS_GATE / PETER STREET CONSERVATION AREA

- 5.3.11. The external works proposed to the front, side and rear will deliver positive enhancements to the street scene and the conservation area.
- 5.3.12. Two projecting signs are proposed to replace the existing, they will be a monochrome design (internally lit), following a similar design approach to the approved Manhatta and Federal signs. The projecting signs will use the existing fittings on Quay Street. The Deansgate projecting sign will be positioned to the right of the entrance. The existing fixings will be made good with matching stone. The signs are in keeping with the proposed signage at ground floor of Royal London House.
- 5.3.13. Joinery is proposed to the fascia board with painted signage, replacing the Blacks projecting lettering. The signage is discrete and appropriate for the building.
- 5.3.14. 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.
- 5.3.15. Planters are proposed outside of the unit, greening and softening the exterior. There is precedent for removable planters in the nearby Stevenson Square Conservation Area.
- 5.3.16. A bespoke canopy design is proposed which comprises a wooden awning frame with festoon lighting wrapped around it. It is a contemporary design, however the design approach is sensitive and will not adversely impact the building or the conservation area. The awning frame will sit within

the window openings, respecting the building's architecture and without concealing the elevation. Details of the attachment are provided in the submitted drawing pack.

- 5.3.17. The proposals are sensitive and will not harm the setting of the Deansgate/Peter Street Conservation Area. In this regard, the proposals meet the requirements of the NPPF and Core Strategy Policy EN3 (Heritage).

5.4 CONCLUSION

- 5.4.1. This is an exciting project that will deliver a sensitive fit out of a prominent corner unit that currently holds limited historic value.
- 5.4.2. This heritage statement has identified the special characteristics and significance of the designated heritage assets. The historical research has identified that Royal London House itself has greater historical value than the Blacks unit. The significance of the Conservation Area as a whole is considerable and holds evidential, historical and aesthetic value.
- 5.4.3. The proposal has been reviewed in the light of the relevant planning policy and guidance relating to the historic environment. Under the statutory test, special attention has been given to ensuring the proposals preserve the special historic interest of Royal London House. The proposals also preserve and enhance the character and appearance of the Conservation Area in this location. The proposed development complies with the tests at Sections 16(2), 66(1) and 72 of the Planning (Conservation Areas and Listed Buildings) Act 1990.
- 5.4.4. The proposal has given special regard to preserving the special architectural and historic interest of the heritage asset. The proposals remove the modern shop fit out that currently conceals the original historic fabric and the intention is to reveal historic finishes through a sensitive design approach. Whilst the extent of historic fabric underneath the fit out is not yet known, the overarching approach and the assumptions made in the design pack will preserve and enhance the special interest of the building. The proposal will have a beneficial impact on Royal London House. The proposal will have a neutral to minor beneficial impact on the conservation area.
- 5.4.5. The proposals will facilitate occupation of the vacant 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.
- 5.4.6. In accordance with NPPF paragraphs 199 and 202, the test of whether the proposals will lead to substantial harm or less than substantial harm has been applied. The proposals will not cause harm to the significance of the designated heritage assets as the features of special architectural and historic interest and character will be preserved.

6 PLANNING APPRAISAL

- 6.1.1. This section considers the principle of development and demonstrates how the proposal accords with the relevant policies set out in Section 4. Each matter has been addressed in turn below.
- 6.1.2. The new unit will facilitate occupation of the unit by a steak restaurant. This use is supported by Policy C10 'Leisure and Evening Economy' of the Core Strategy which supports development that contributes to the daytime and evening economy.

6.2 DESIGN

- 6.2.1. This application is accompanied by a Design and Access Statement ('DAS') prepared which considers the design, layout and materials of the proposed development. An assessment of the internal and external historic features of the building and the wider historical context has been undertaken which has informed the final design.
- 6.2.2. The tenant's operational statement is included in Section 5 (Operation / Security) which sets out details of staff training, noise management and dispersal strategies and crime mitigation measures.
- 6.2.3. A sensitive approach is proposed, which aligns with policy DM1 'Development Management' which sets out that proposals should be appropriate in terms of the surrounding area.

6.3 HERITAGE ASSETS

- 6.3.1. As set out within the heritage statement, the proposal would not result in any harm to Royal London House. The development will instead positively impact the character and appearance of a listed building, by repairing and restoring features of heritage significance.
- 6.3.2. The proposal enhances the aesthetic value and protects the historic value of the conservation area and listed building, in line with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF paragraph's 192 and 193, Core Strategy Policies CC9 and EN3 and 'saved' UDP policies DC18.1 and DC19.1

6.4 SIGNAGE

- 6.4.1. The site is a ground and basement unit within the City Centre. The proposed signage has been designed to complement the character of the building and to be in keeping with neighbouring units; Pieminster, Federal Café and Manahatta.
- 6.4.2. The signage proposed specifically relates to the building itself and will advertise the building's use as a restaurant, directing pedestrians and visitors to the building. The principle of the proposed signage is therefore acceptable and complies with Core Strategy Policy EC1 and Saved UDP Policy DC15. The Town and Country Planning (Control of Advertisements) Regulations 2007 (Part 1 Regulation 3) sets out that the display of outdoor advertisements can only be controlled in the interests of 'amenity' and 'public safety' which are assessed below.

IMPACT ON THE VISUAL AMENITY OF THE SURROUNDING AREA

- 6.4.3. Located on a Grade II listed building, the signage has been designed to complement the building, so as to not appear overly dominant or clutter the façade.
- 6.4.4. The signage proposed has been designed sensitively to complement the architectural features of the building.

- 6.4.5. The proposal will replace two projecting signs with a high quality design. Whilst the projecting signs will be illuminated, the light levels are appropriate to a shopfront sign. The proposed illumination includes no intermittent light source, flashing lights, moving parts or features. In this regard, the proposed signage will not detract from the quality of the building or visual amenity of the site and surrounding area.
- 6.4.6. The signs are appropriate to the building and will not adversely impact the heritage significance of Royal London House, as a Grade II listed building.
- 6.4.7. The building currently has a fascia board signage design, this proposal seeks to improve on the existing design through hand painted signage on interesting joinery detail. A heritage colour palette is proposed.

HIGHWAY AND PUBLIC SAFETY CONSIDERATIONS

- 6.4.8. The main types of advertisements which may cause danger to road users is set out in Circular 3/2007. Advertisements which would obstruct or confuse a road user's view, or the clarity of a road sign are considered to have an impact on highway safety.
- 6.4.9. The proposed advertisements will be located on an existing unit. The building is located within the city centre, and therefore any new signage will be read against that building and city centre context. The signage will not extend over the highway. Drivers will not be distracted by the proposed signage and there will be no impact upon highway safety.

6.5 ACCESS

- 6.5.1. The site is sustainably located. There is no parking currently and no parking proposed.
- 6.5.2. The proposal for the restaurant is based on the ground floor and will have level access. Additionally, there will be disabled WCs located on the ground floor. The proposal continues to provide direct level access to the unit.
- 6.5.3. Therefore, the development aligns with policy DM1 'Development Management' which supports proposals that are accessible for all.

6.6 WASTE MANAGEMENT

- 6.6.1. An internal ventilated bin store is proposed, with staff taking out the bins to the collection point. Given that servicing arrangements are already in place, it is not considered that servicing of the new unit will cause any additional disruption.
- 6.6.2. Therefore, in line with Core Strategy Policies EN1 and DM1 and 'saved' UDP Policy DC10.1, the unit is appropriately serviced for deliveries and refuse collection.

6.7 AMENITY

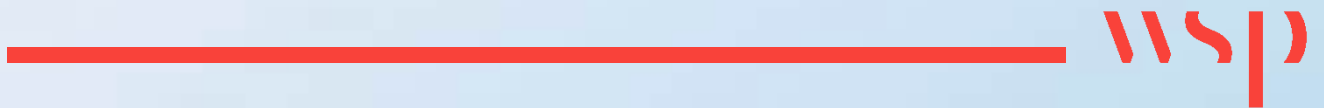
- 6.7.1. The accompanying noise impact assessment demonstrates that the development would have no adverse impacts with regards to amenity.
- 6.7.2. An operating statement is prepared that outlines the general operating procedures carried out by the occupier, including staff responsibilities, security measures and procedures.
- 6.7.3. This supports policy DM1 'Development Management' which sets out that development must consider the impact on amenity including light, privacy, and noise.

7 CONCLUSION

- 7.1.1. This planning and heritage statement has been prepared by WSP on behalf of ASE RE A LLP c/o CEG, in support of a full planning and listed building consent application for internal and external alterations at Royal London House, 200 Deansgate, Manchester, M3 3NE. Advertisement consent is also sought.
- 7.1.2. The proposed works are sought to enable occupation of the unit by a steak restaurant, following Blacks vacating the unit later this year.
- 7.1.3. The development proposal will have a positive impact. It will deliver internal and external alterations that are sympathetic to the unit and it will introduce activity and vitality into the corner unit, by removing the vinyl wrap it will re-introduce views into the unit.
- 7.1.4. As set out within this statement, the proposal would not have an adverse impact in respect of amenity, design or heritage. There are no adverse noise impacts resulting from the proposal.
- 7.1.5. This statement has been prepared in the context of national and local planning policy. In accordance with national policy and guidance, a heritage assessment of the site has been undertaken. The significance of heritage assets affected by the proposed development has been described and the impact of the proposed development evaluated.
- 7.1.6. The design proposal has given special regard to preserving and enhancing the special interest of the identified heritage assets. There are limited features which are of heritage significance within the unit. The extent of preserved historic fabric and features of significance beneath the shop fit out it not known, however the overall approach to better reveal the historic fabric is a significant benefit.
- 7.1.7. The works will not harm the significance of the designated historical assets and will protect and enhance the architectural and historic features of the unit. In these terms, the proposal meets the statutory tests set out at Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 by preserving the key features of special architectural or historic interest. Indeed, in line with NPPF paragraph's 199, the proposal serves to conserve the significance of Royal London House and should therefore be approved without delay.

Appendix A

HERITAGE SURVEY ABOVE CEILING TILES (APRIL 2023)



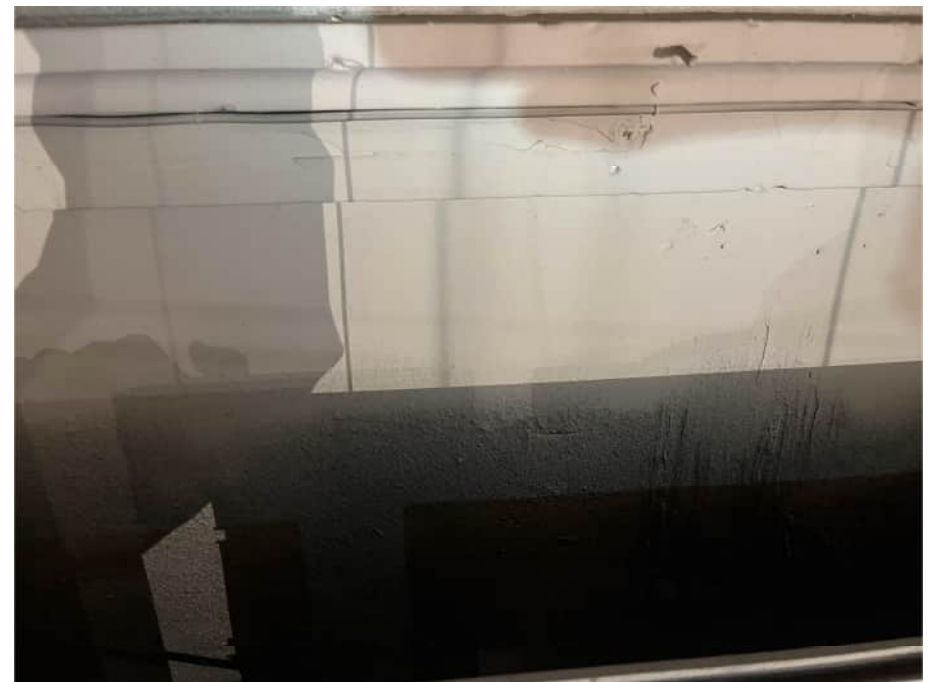
1. Ceiling



1. E (behind fit out 2)



14. W

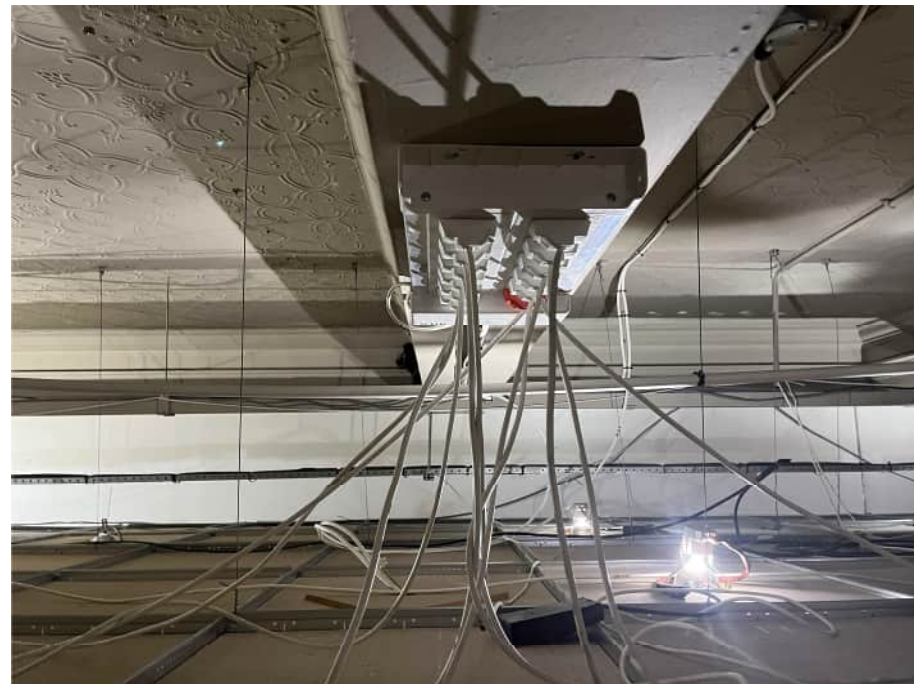


1. E (behind fit out 2)

1. N



1. S



1. E



1. NE

1. SW



1. NW



1. SE



1. West

3. Ceiling



3. N



2. Ceiling



3. E

4. Ceiling



4. E(2)



3. S



4. Ceiling

4. SE



4. W (behind fit out) 3



4. E



4. W (behind fit out) 2

4. W (behind fit out) 5



4. W



4. W (behind fit out) 4



4. W (behind fit out)

5.N



6. W



4



6. W (2)

7. (3)



7.



7. (2)



7. W

8. W (behind fit out)



10. E (3)



8. W (behind fit out) (2)

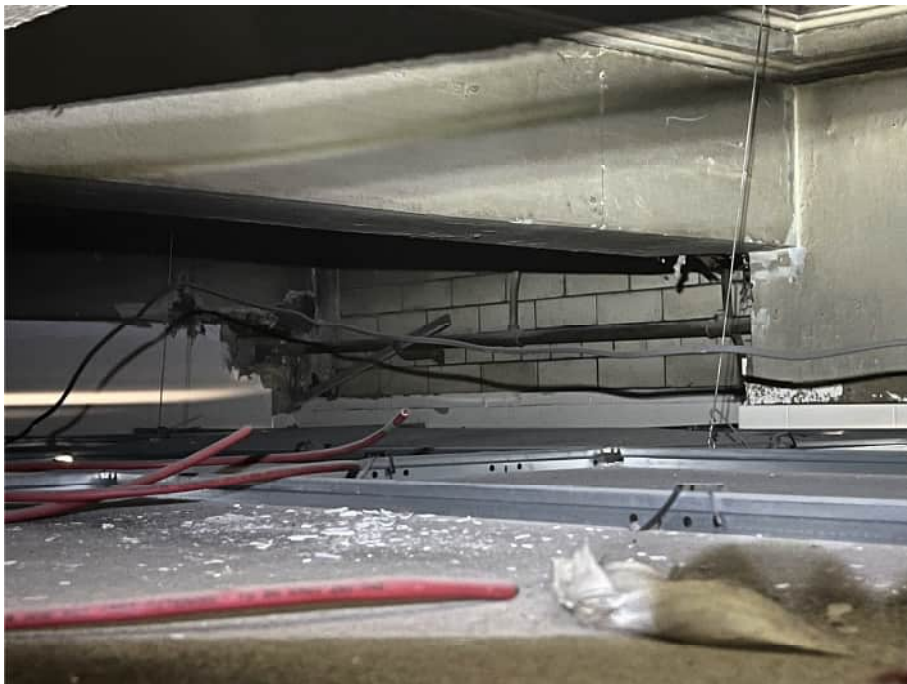


10. E (2)

10. N (2)



10. W



10. E



10. N

12. W (2)



12. W



10.



12. W (3)

13. E



13. E (2)

14. N (3)



14. N (2)

14. NE



14. W (2)



14. N



14. NW

14. W (3)



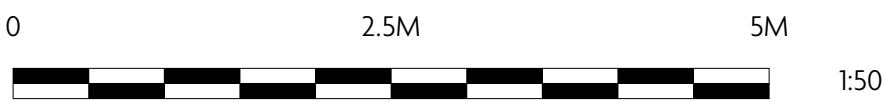
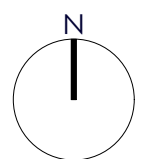
Proposed Basement Plan GA



COVERS LEGEND:	
	COVERS
GROUND FLOOR	103
BASEMENT	44
TOTAL	147

GENERAL ARRANGEMENT NOTES:	
1. THE CONTRACTOR IS TO CROSS REFERENCE THIS DRAWING WITH THE WALL FINISH DRAWINGS AND ALL CONSULTANT DRAWINGS INCLUDING STRUCTURAL ENGINEER, M&E, CATERING ETC TO ENSURE WALL SPECIFICATIONS SUITABILITY.	
2. REFER TO BUILDING REGS DRAWING FOR MINIMUM FIRE RESISTANCE REQUIRED AND FIRE COMPARTMENTATION. THE CONTRACTOR IS TO CHECK THAT IN AREAS OF FIRE COMPARTMENTATION THAT ALL WALLS ARE TAKEN TO THE COMPARTMENT CEILING AND FIRE STOPPED.	
3. THE CONTRACTOR SHOULD CONSULT THE STRUCTURAL ENGINEER FOR THE PURPOSES OF SPECIFYING STEEL MEMBERS AND FIXING DETAILS.	
4. ALL NEW WALLS AND LININGS TO MEET ACOUSTIC REQUIREMENTS AS SPECIFIED BY SPECIALIST - REFER TO ACOUSTIC REPORT BY SANDY BROWN.	
5. THE CONTRACTOR IS TO CHECK THE CLEAR OPENINGS OF ALL FIRE ESCAPE DOORS ON THE BUILDING REGULATION DRAWINGS WHEN SETTING OUT FOR CRITICAL DOOR SIZES.	
6. REFER TO SEPARATE DRAWINGS FOR DOOR SCHEDULE.	

01 BASEMENT
1:50 @ A1



REV	DATE	REASON
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REV	DATE	REASON
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NOTES
Do not scale from this drawing. All dimensions to be checked on site prior to any manufacture and construction.

**Macaulay
Sinclair**

PROJECT Flat Iron, Manchester
TITLE Proposed Basement Plan - GA
SCALE @ A1 1:50
DATE 03/04/23
DRAWN BY L.N
+44 (0)115 950 7313
STUDIO@MACAULAYSINCLAIR.COM
MACAULAYSINCLAIR.COM

PROJ NO. 3809
DWG NO. 03(06)
REV
STATUS **PLANNING**

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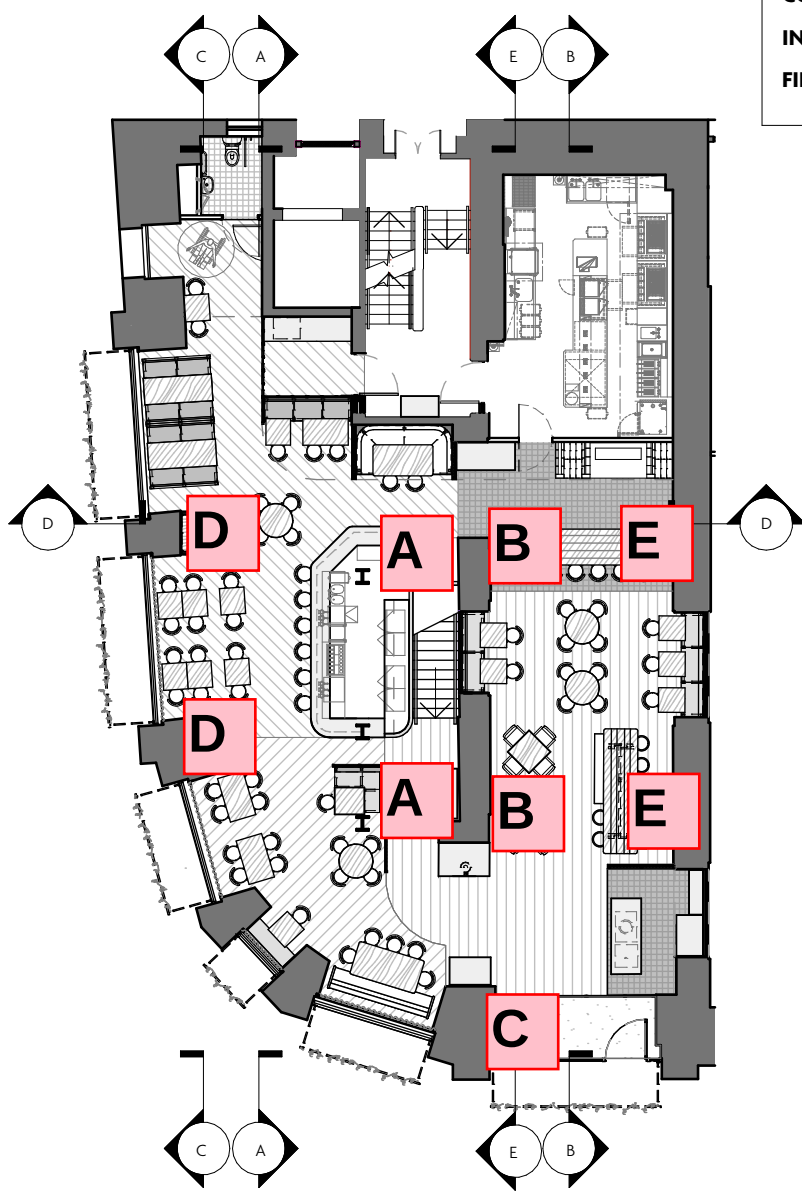
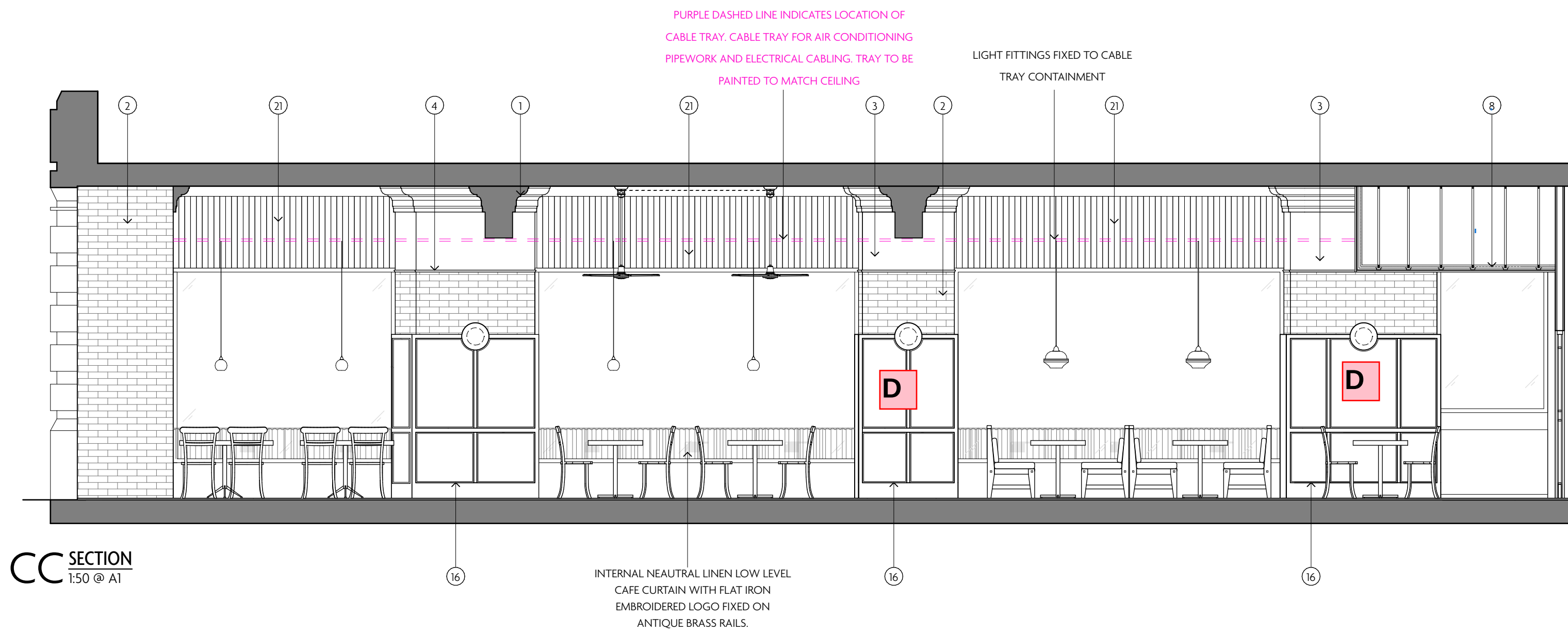
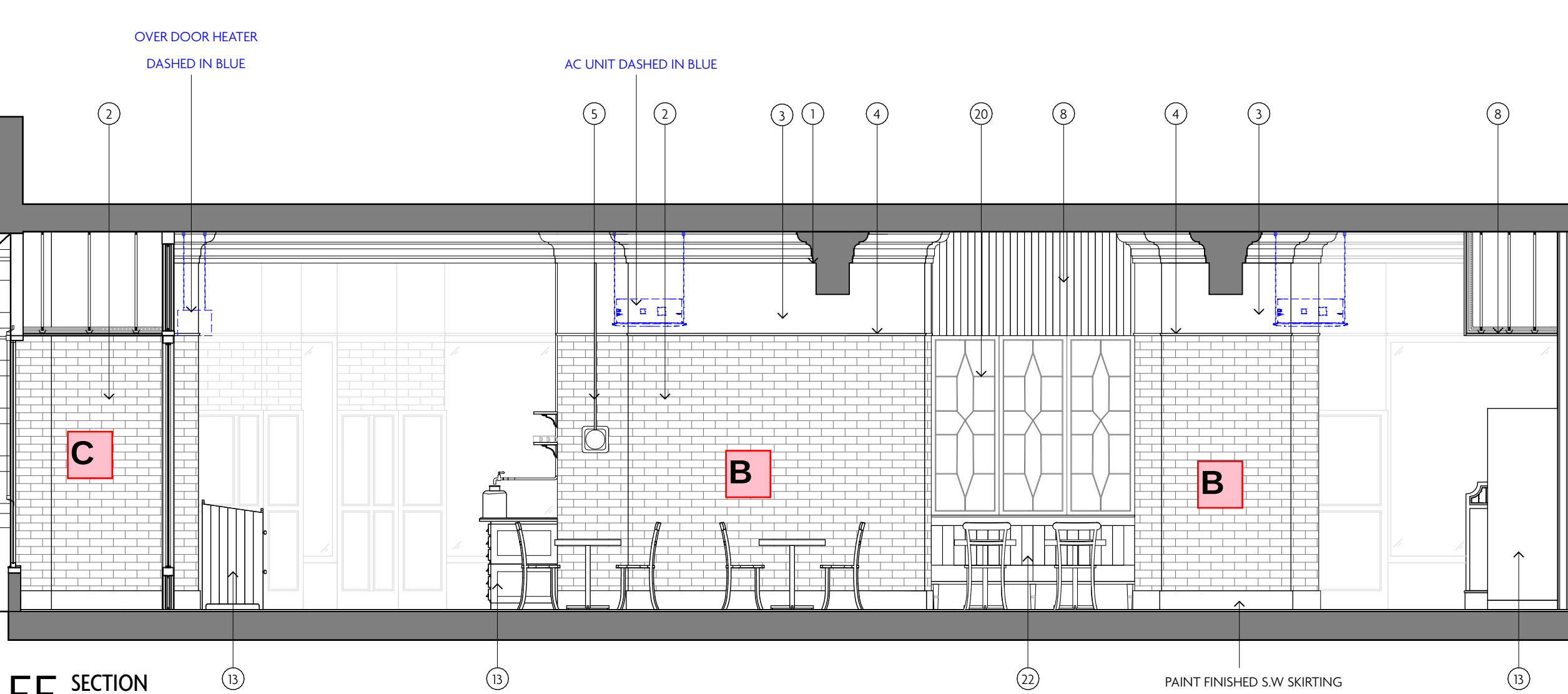
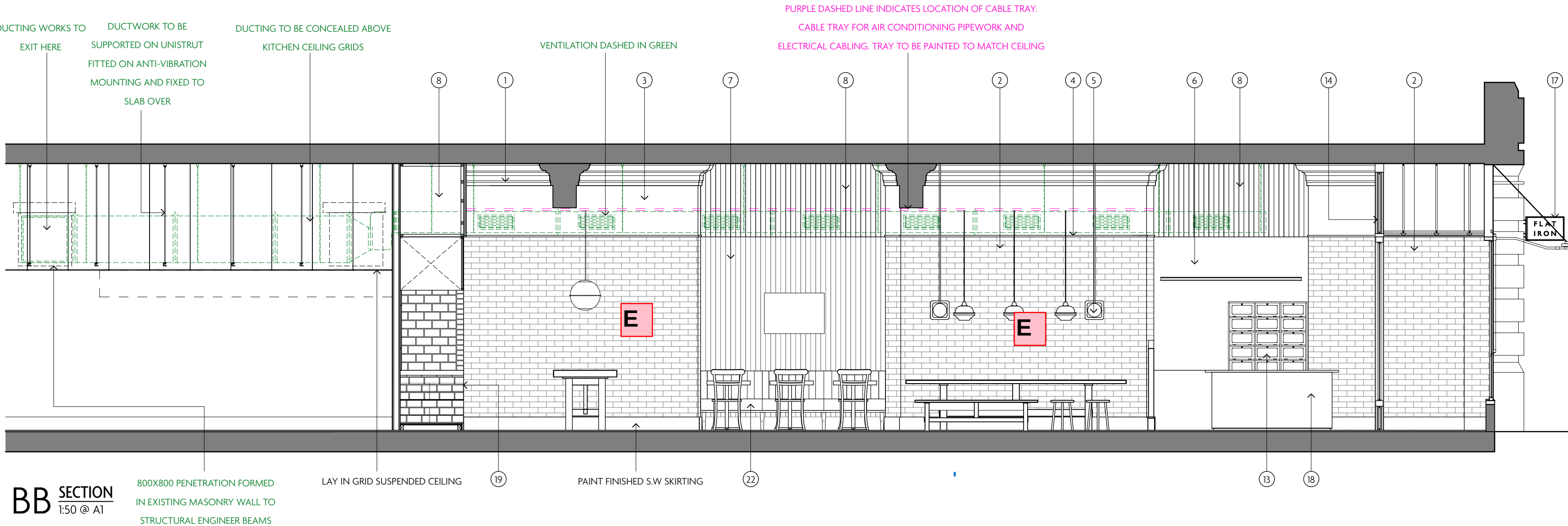
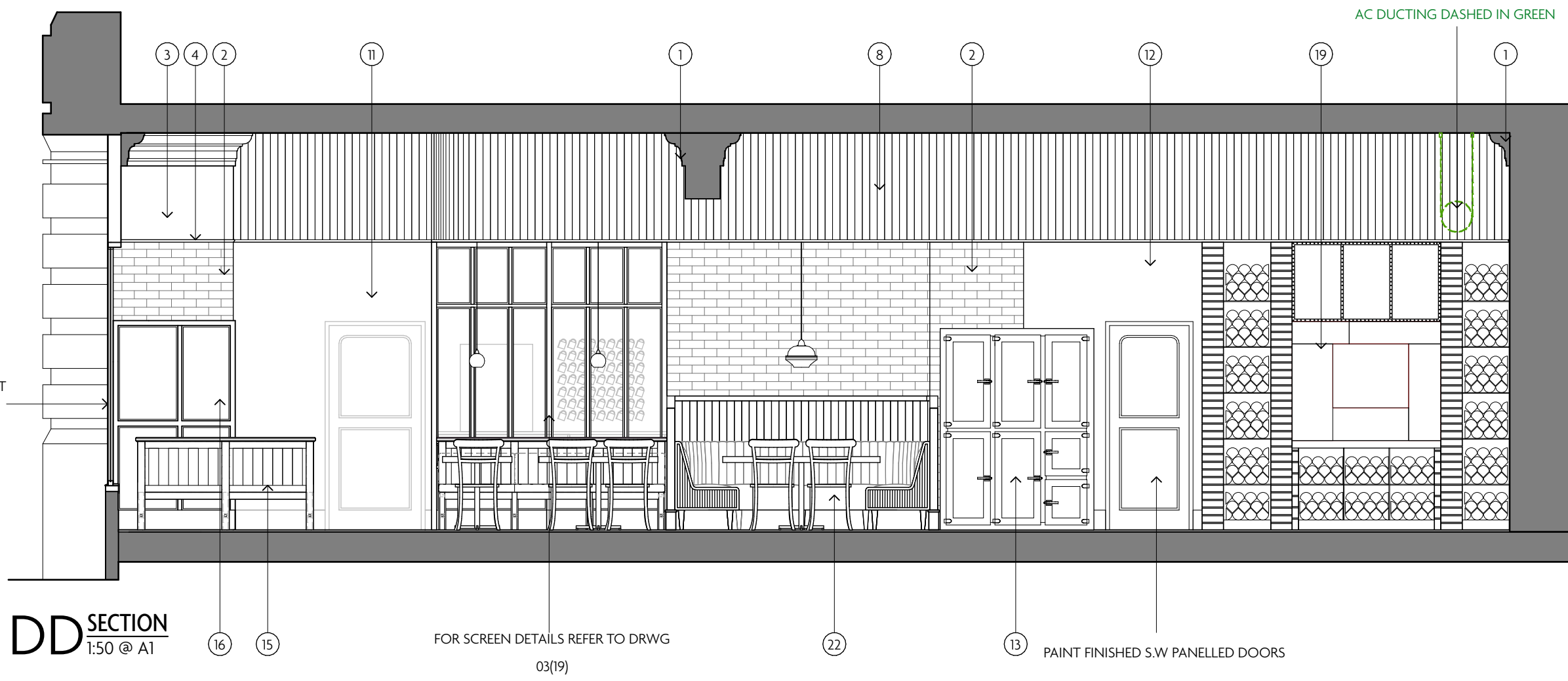
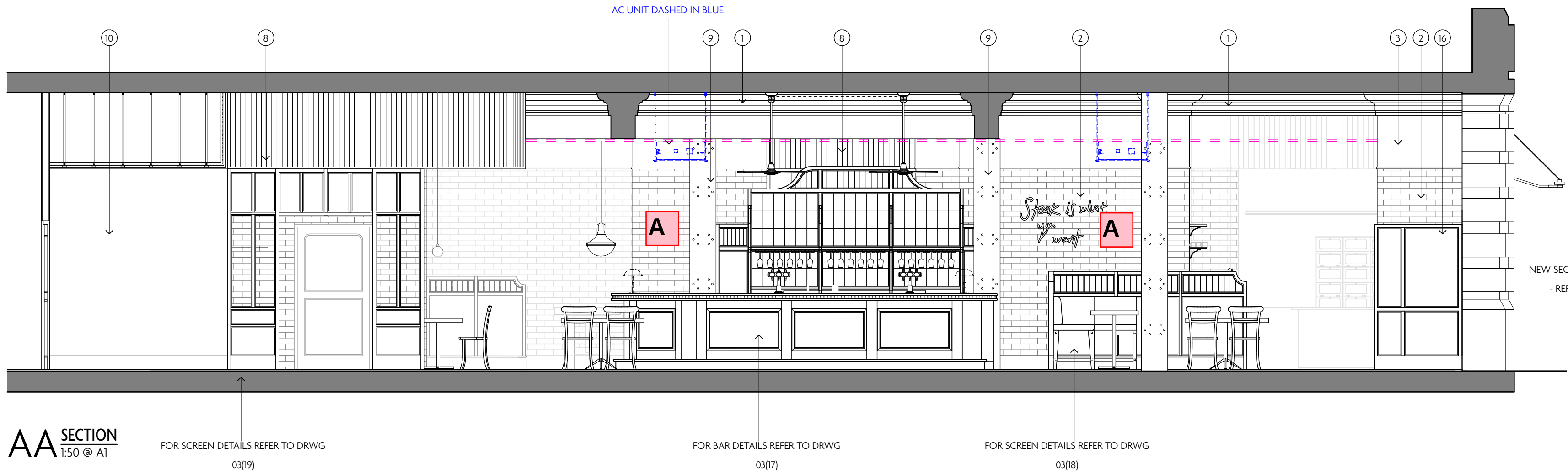


Proposed Ground Floor Plan Builders Works



3809.03(13)A Proposed Internal Sections

GROUND FLOOR



GENERAL NOTES:

BASED ON EVIDENCE OF EXISTING HISTORIC DECORATIVE BUILDING FABRIC IN OTHER PREMISES IN THE BUILDING SUCH AS MANAHATTA AND PIEMINISTER, WE HAVE PRESUMED A SIMILAR ARRANGEMENT. WE INTEND TO EXPOSE ANY HISTORIC BUILDING FABRIC IN ITS CURRENT FORM AND STATE OF REPAIR AS A KEY COMPONENT OF THE FLAT IRON INTERIOR DESIGN. WE DO NOT INTEND TO REPAIR OR RENOVATE BUT WILL INSTEAD PRESERVE FINISHES AS IS.

- NOTES:
- 1 ORIGINAL EXISTING CORNICE TO BE RETAINED IN EXISTING CONDITION, TO RECEIVE NEW DARK GREEN PAINT FINISH.
 - 2 ASSUMED LOCATION OF ORIGINAL BRICKWORK TO BE EXPOSED AND RETAINED
 - 3 ASSUMED LOCATION OF ORIGINAL PLASTER FINISH TO BE STABILISED AND RECEIVE DARK GREEN PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL
 - 4 ASSUMED LOCATION OF ORIGINAL PICTURE RAIL, TO BE RETAINED IN EXISTING CONDITION AND RECEIVE DARK GREEN PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL
 - 5 SURFACE FIX GALVANISE CONDUIT TO BE FIXED IN BRICKWORK MORTAR JOINTS. PRINCIPLE APPLIED TO ALL WALL LIGHTING AND SMALL POWER
 - 6 NEW SECTION OF PLASTERBOARD PARTY WALL, TO RECEIVE PAINT FINISH IN GREEN SMOKE NO.47 BY FARROW AND BALL
 - 7 NEW SECTION OF PLASTERBOARD PARTY WALL, TO RECEIVE TONGUE & GROOVE PANELLING WITH LIGHT GREEN FULL GLOSS PAINT FINISH IN GREEN SMOKE NO.47 BY FARROW AND BALL
 - 8 NEW BULKHEAD, CLAD IN TONGUE & GROOVE PANELLING TO RECEIVE DARK GREEN GLOSS PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL
 - 9 ASSUMED LOCATION OF EXISTING STEEL COLUMN, TO BE EXPOSED AND RECEIVE FULL GLOSS DARK GREY PAINT FINISH
 - 10 PLASTERBOARD WALL, TO RECEIVE DARK GREEN PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL
 - 11 NEW PLASTERBOARD FULL HEIGHT WALL, TO FORM AWC TOILET, TO RECEIVE LIGHT GREEN PAINT FINISH IN GREEN SMOKE NO.47 BY FARROW AND BALL
 - 12 NEW PLASTERBOARD WALL TO FORM KITCHEN, TO RECEIVE LIGHT GREEN PAINT FINISH IN GREEN SMOKE NO.47 BY FARROW AND BALL
 - 13 FREE STANDING RECLAIMED HARDWOOD CABINETS/JOINERY
 - 14 NEW S/W FULLY GLAZED TIMBER LOBBY ARRANGEMENT, TO RECEIVE DARK GREEN PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL
 - 15 FREE STANDING BENCH SEATING
 - 16 NEW HALF HEIGHT S/W TIMBER PANELLING TO RECEIVE DARK GREEN GLOSS PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL. ALL PANELLING FIXING IN MORTAR JOINTS
 - 17 NEW INTERNALLY ILLUMINATED PROJECTING SIGN, REFER TO DRWG 03(15)
 - 18 NEW FREE STANDING MARBLE ICE CREAM COUNTER, IN HONED FINISH
 - 19 NEW BRICK SPIT FORMED WITH COOKING, SURFACE IN RECLAIMED YORK STONE SLAB, REFER TO DRWG 03(21)
 - 20 NEW DECORATIVE SCREEN BETWEEN STAIR AND SEATING FORMED IN OAK HARDWOOD WITH RECLAIMED STAINED GLASS PANELS
 - 21 EXISTING SHOPFRONT TO BE RETAINED, TO RECEIVE DARK GREEN PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL AND TONGUE & GROOVE CLADDING AT HIGH LEVEL. REFER TO DRWG 03(15)
 - 22 NEW FULLY UPHOLSTERED LEATHER FIXED SEATING

REV DATE REASON

REV DATE REASON
A 05/04/2023 Drawing references updated

NOTES

Do not scale from this drawing. All dimensions to be checked on site prior to any manufacture and construction.

Macaulay Sinclair

PROJECT Flat Iron Manchester
TITLE Proposed Internal Sections
SCALE @ A1 1:50/1:200 @A1
DATE 30/03/2023
+44 (0)115 950 7313
STUDIO@MACAULAYSINCLAIR.COM
MACAULAYSINCLAIR.COM

PROJ NO. 3809

DWG NO. 03(13)

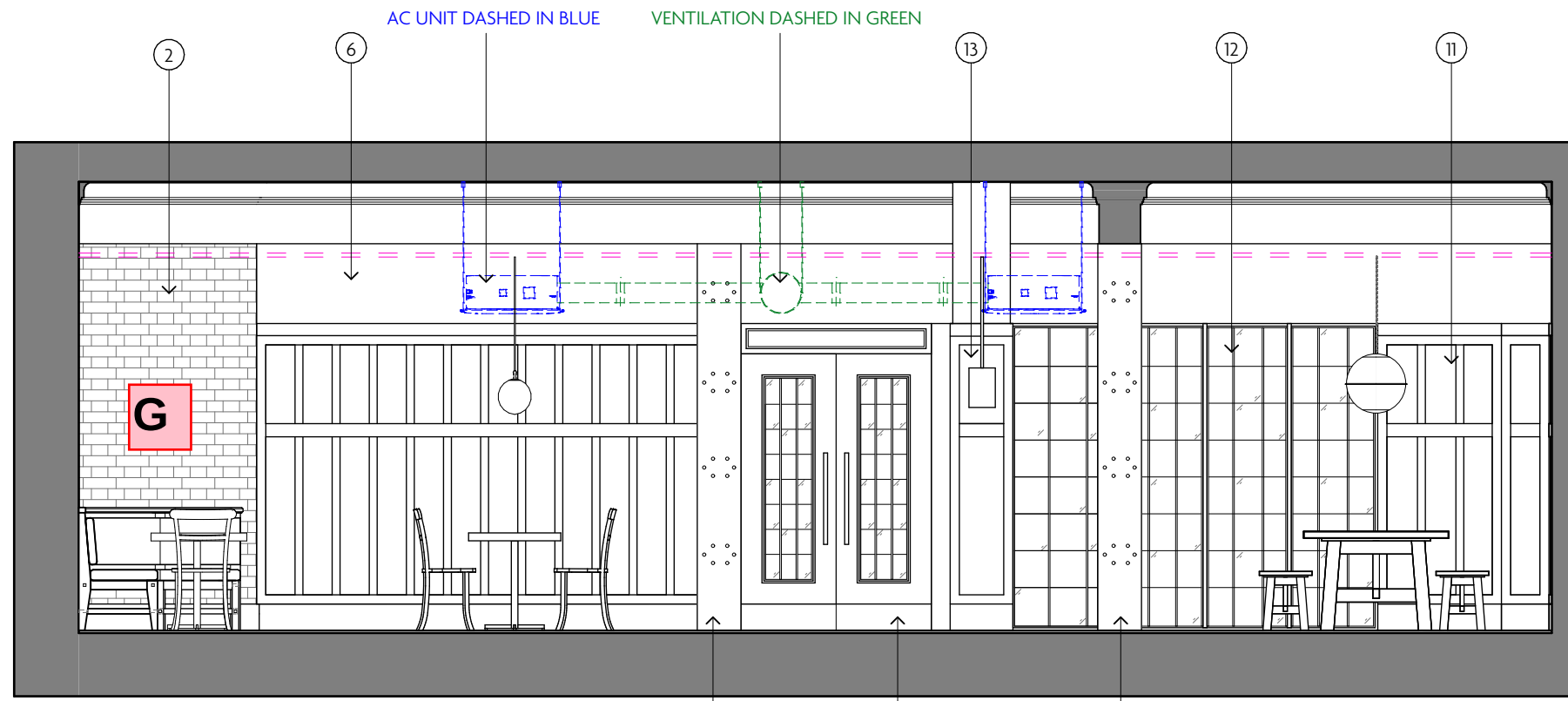
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STATUS

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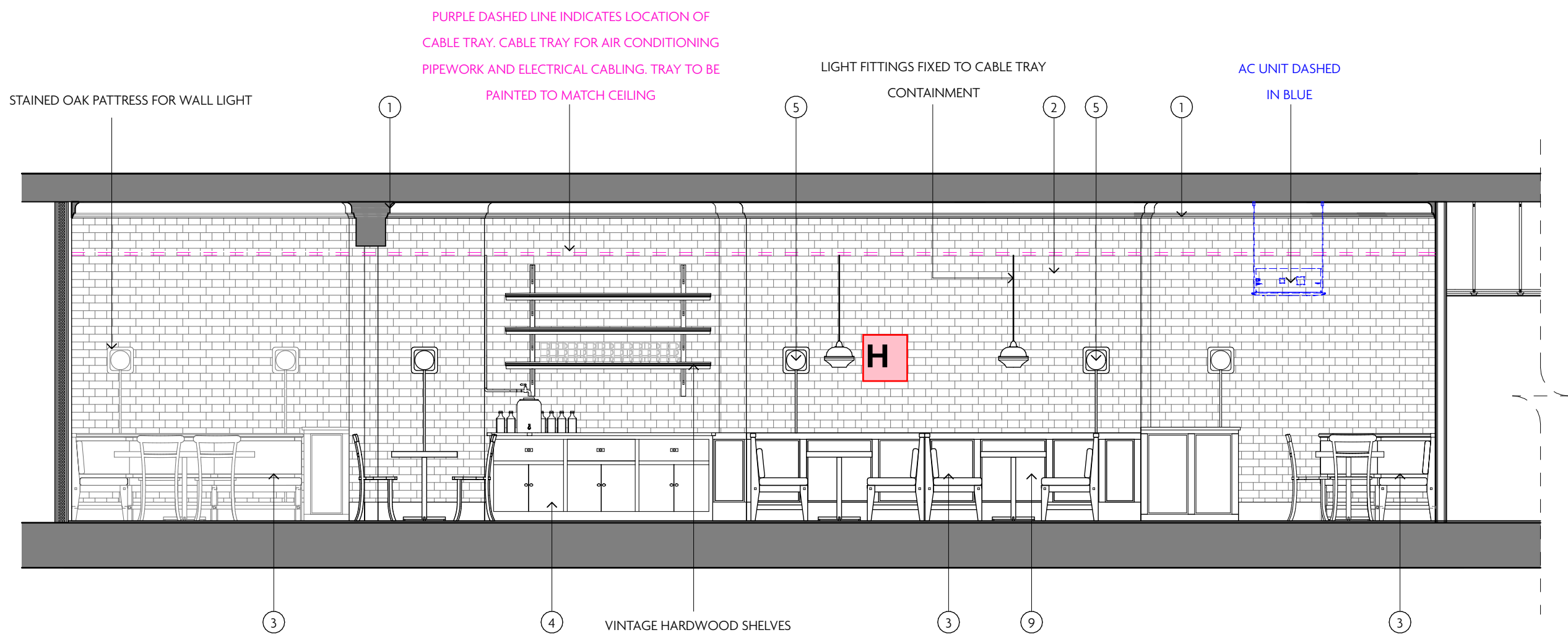
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3809.03(14) Proposed Internal Sections



AA SECTION
1:50 @ A1

10 BESPOKE STAINED HARDWOOD OAK
DOORS WITH RECLAIMED VINTAGE
COPPER LIGHT GLAZING



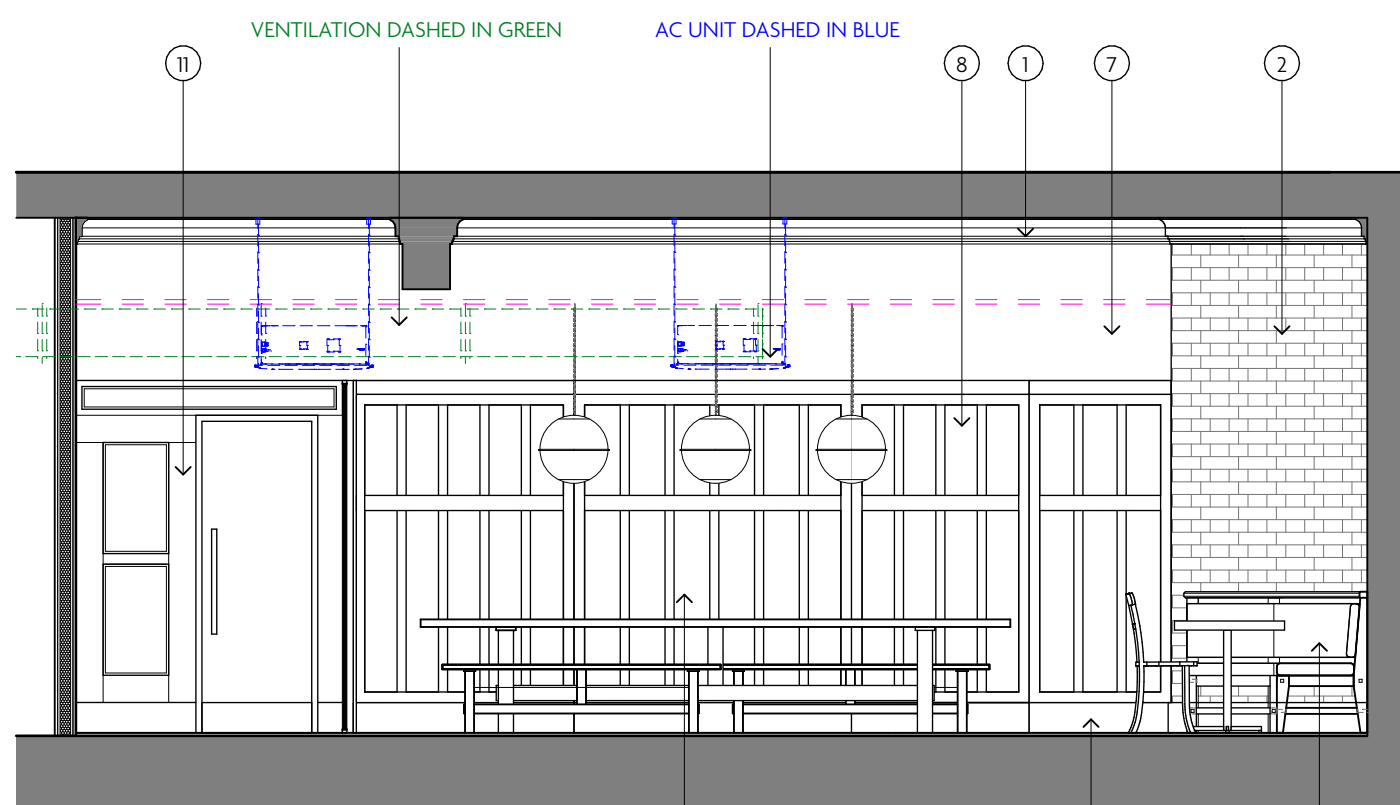
BB SECTION
1:50 @ A1

PURPLE DASHED LINE INDICATES LOCATION OF
CABLE TRAY. CABLE TRAY FOR AIR CONDITIONING
PIPEWORK AND ELECTRICAL CABLING. TRAY TO BE
PAINTED TO MATCH CEILING

LIGHT FITTINGS FIXED TO CABLE TRAY
CONTAINMENT

AC UNIT DASHED
IN BLUE

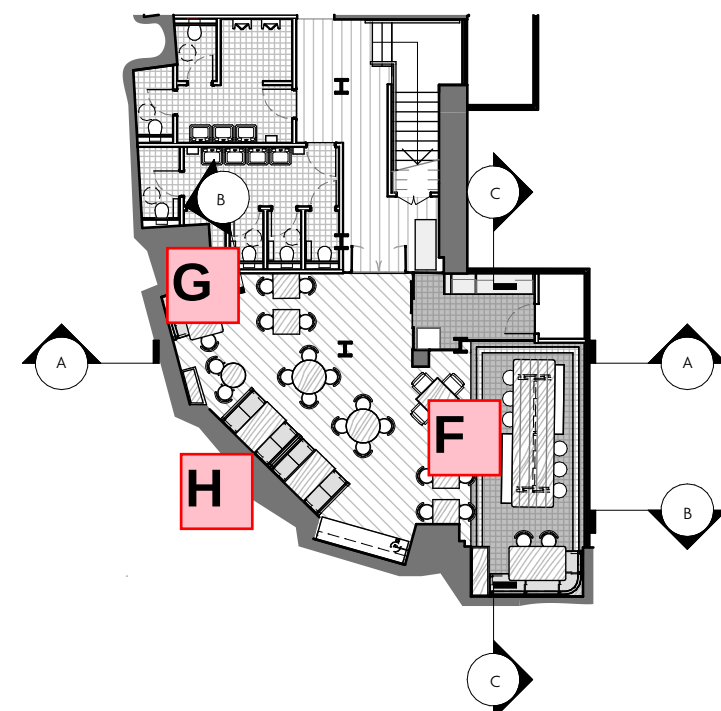
4 VINTAGE HARDWOOD SHELVES



CC SECTION
1:50 @ A1

2/3 HEIGHT RECLAIM
STAINED AND WAXED

F
(wall proposed
for demo)



KEY PLAN BASEMENT FLOOR
1:200 @ A1

GENERAL NOTES:

BASED ON EVIDENCE OF EXISTING HISTORIC DECORATIVE BUILDING FABRIC IN OTHER PREMISES IN THE BUILDING SUCH AS MANAHATTA AND PIEMINISTER, WE HAVE PRESUMED A SIMILAR ARRANGEMENT. WE INTEND TO EXPOSE ANY HISTORIC BUILDING FABRIC IN ITS CURRENT FORM AND STATE OF REPAIR AS A KEY COMPONENT OF THE FLAT IRON INTERIOR DESIGN. WE DO NOT INTEND TO REPAIR OR RENOVATE BUT WILL INSTEAD PRESERVE FINISHES AS IS.

NOTES:

- 1 ORIGINAL CORNICE TO BE RETAINED IN EXISTING CONDITION, TO RECEIVE NEW DARK GREEN PAINT FINISH.
- 2 ASSUMED LOCATION OF ORIGINAL GLAZED BRICKS TO BE EXPOSED AND RETAINED TO BE BRUSHED AND CLEANED
- 3 FREE STANDING BENCH SEATING TO BE FULLY UPHOLSTERED IN LEATHER
- 4 FREE STANDING RECLAIMED HARDWOOD CABINETS/ JOINERY
- 5 SURFACE FIX GALVANISE CONDUIT TO BE FIXED IN BRICKWORK MORTAR JOINTS. PRINCIPLE APPLIED TO ALL WALL LIGHTING AND SMALL POWER
- 6 NEW PLASTERBOARD WALL, TO FORM SEPARATION WITH TOILETS, WALL TO RECEIVE OAK PANELLING WITH PAINT FINISH ABOVE IN STUDIO GREEN NO.93 BY FARROW AND BALL
- 7 NEW PLASTERBOARD WALL TO RECEIVE DARK GREEN GLOSS PAINT IN STUDIO GREEN NO.93 BY FARROW AND BALL.
- 8 RECLAIMED STAINED AND WAXED OAK PANELLING
- 9 LOW LEVEL S.W PANELLING TO RECEIVE DARK GREEN GLOSS PAINT IN STUDIO GREEN NO.93 BY FARROW AND BALL. CABLING RUNS FOR ALL LIGHT TO BE BEHIND PANELLING. PANELLING TO BE FIXED INTO MASONRY MORTAR JOINTS
- 10 ASSUMED LOCATION OF EXISTING STEEL COLUMN, TO BE EXPOSED AND RECEIVE FULL GLOSS DARK GREY PAINT FINISH
- 11 NEW STORE ROOM, FORMED IN PLASTERBOARD PARTITION, TO RECEIVE WALL PANELLING TO MATCH ADJACENT WALL
- 12 DECORATIVE GLAZED SCREENS TO BE FORMED IN RECLAIMED VINTAGE GREENHOUSE PANELS WITH TOUGHENED GLASS GLAZING
- 13 EXISTING MASONRY PIER TO RECEIVE STAINED OAK PANELLING WITH PAINT FINISH ABOVE, PAINT IN STUDIO GREEN NO.93 BY FARROW AND BALL.

REV DATE REASON

REV DATE REASON

NOTES

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PROJECT Flat Iron Manchester

TITLE Proposed Internal Sections

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DATE 30/03/2023

DRAWN BY FP

PROJ NO. 3809

DWG NO. 03(14)

STATUS

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Proposed Basement Floor Plan Builders Works



REV	DATE	REASON	REV	DATE	REASON
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NOTES

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**Macaulay
Sinclair**

PROJECT Flat Iron, Manchester
TITLE Proposed Basement Floor Plan - Builders Works
SCALE @ A1 1:50
DATE 05.04.23
DRAWN BY JM

PROJ NO. 3809
DWG NO. 03(08)
STATUS

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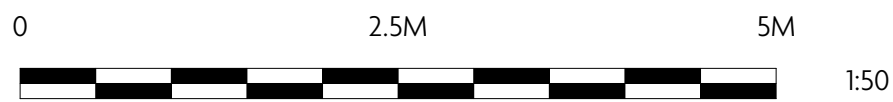
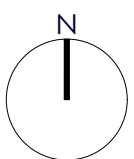
Proposed Ground Floor GA

Ceiling visible - no tiles to lift

COVERS LEGEND:	
	COVERS
GROUND FLOOR	110
BASEMENT	50
TOTAL	160

- GENERAL ARRANGEMENT NOTES:
1. THE CONTRACTOR IS TO CROSS REFERENCE THIS DRAWING WITH THE WALL FINISH DRAWINGS AND ALL CONSULTANT DRAWINGS INCLUDING STRUCTURAL ENGINEER, M&E, CATERING ETC TO ENSURE WALL SPECIFICATIONS SUITABILITY.
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 3. THE CONTRACTOR SHOULD CONSULT THE STRUCTURAL ENGINEER FOR THE PURPOSES OF SPECIFYING STEEL MEMBERS AND FIXING DETAILS.
 4. ALL NEW WALLS AND LININGS TO MEET ACOUSTIC REQUIREMENTS AS SPECIFIED BY SPECIALIST - REFER TO ACOUSTIC REPORT BY SANDY BROWN.
 5. THE CONTRACTOR IS TO CHECK THE CLEAR OPENINGS OF ALL FIRE ESCAPE DOORS ON THE BUILDING REGULATION DRAWINGS WHEN SETTING OUT FOR CRITICAL DOOR SIZES.
 6. REFER TO SEPARATE DRAWINGS FOR DOOR SCHEDULE.

01 GROUND FLOOR
1:50 @ A1



REV DATE REASON

REV DATE REASON

NOTES

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PROJECT Flat Iron, Manchester
TITLE Proposed Ground Floor Plan - GA
SCALE @ A1 1:50
DATE 03/04/22 DRAWN BY I.N.
+44 (0)1115 950 7313
STUDIO@MACAULAYSINCLAIR.COM
MACAULAYSINCLAIR.COM

PROJ NO. 3809

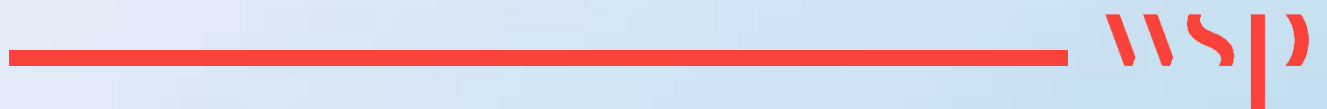
DWG NO. 03(05)

STATUS

PLANNING

Appendix B

**HERITAGE SURVEY OF WALLS
(JUNE 2023)**



A - IMG_8112



A - IMG_8114



L - IMG_8129



A - IMG_8113

A - IMG_8121



B - IMG_8123



A - IMG_8115



B - IMG_8122

C - IMG_8138



D - IMG_8136



B - IMG_8124



C - IMG_8139

E - IMG_8116



E - IMG_8118



D - IMG_8137



E - IMG_8117

F - IMG_8105



G - IMG_8103



E - IMG_8119



F - IMG_8107

H - IMG_8130



H - IMG_8132



G - IMG_8104



H - IMG_8131

H - IMG_8134



I - IMG_8108



H - IMG_8133



H - IMG_8135

I - IMG_8110



K - IMG_8127



I - IMG_8109



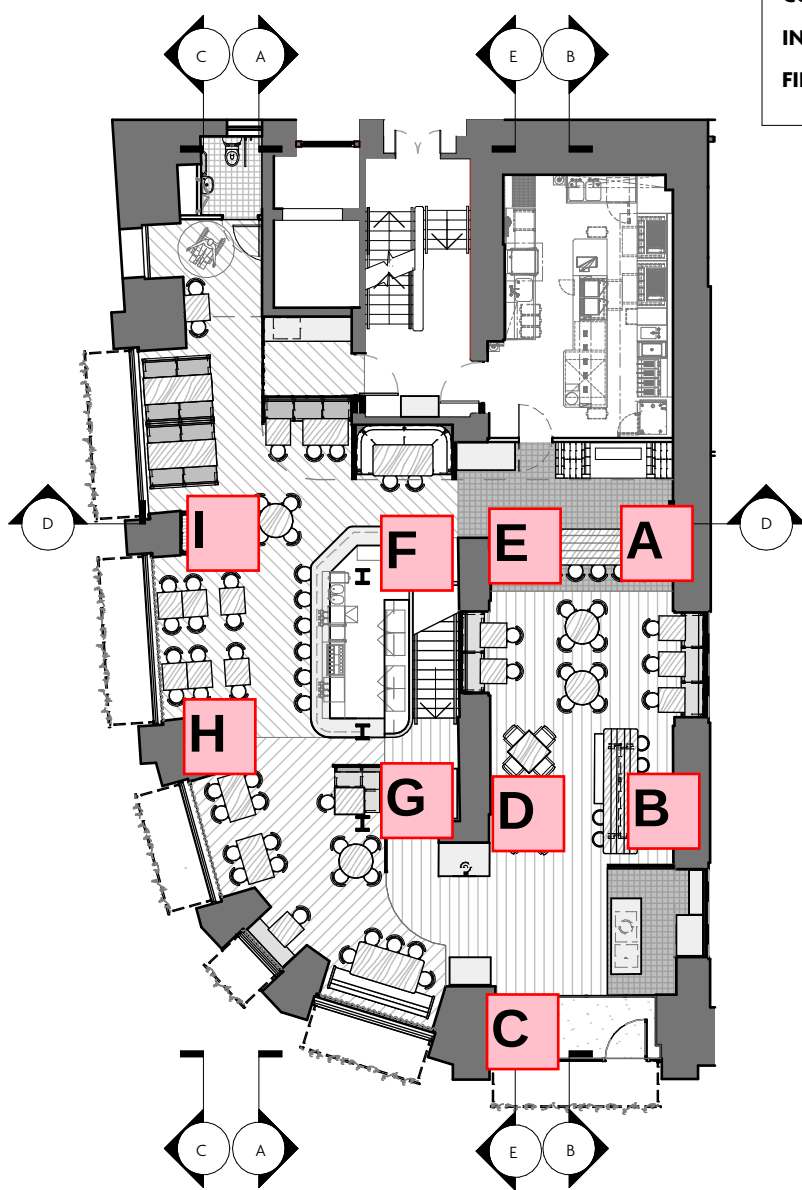
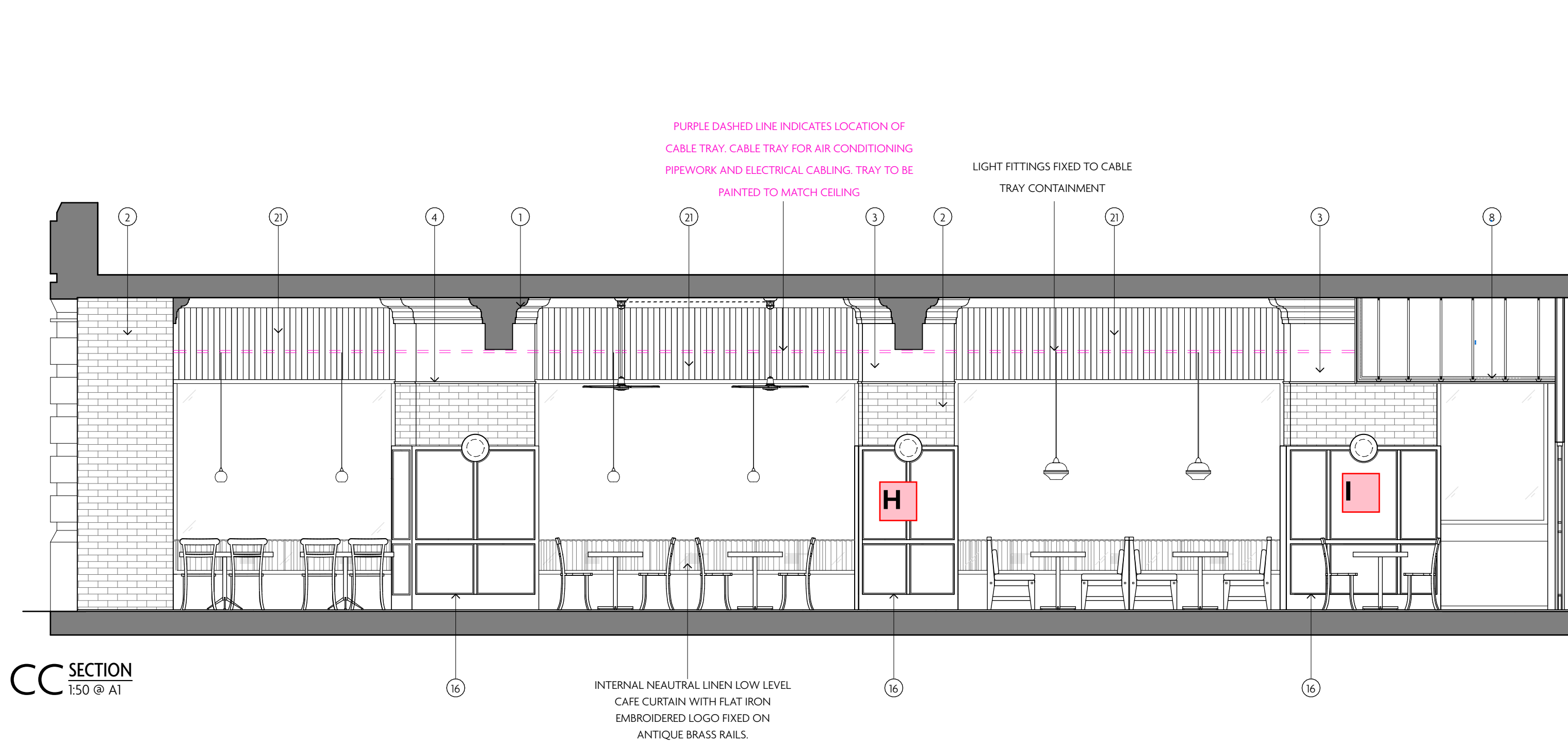
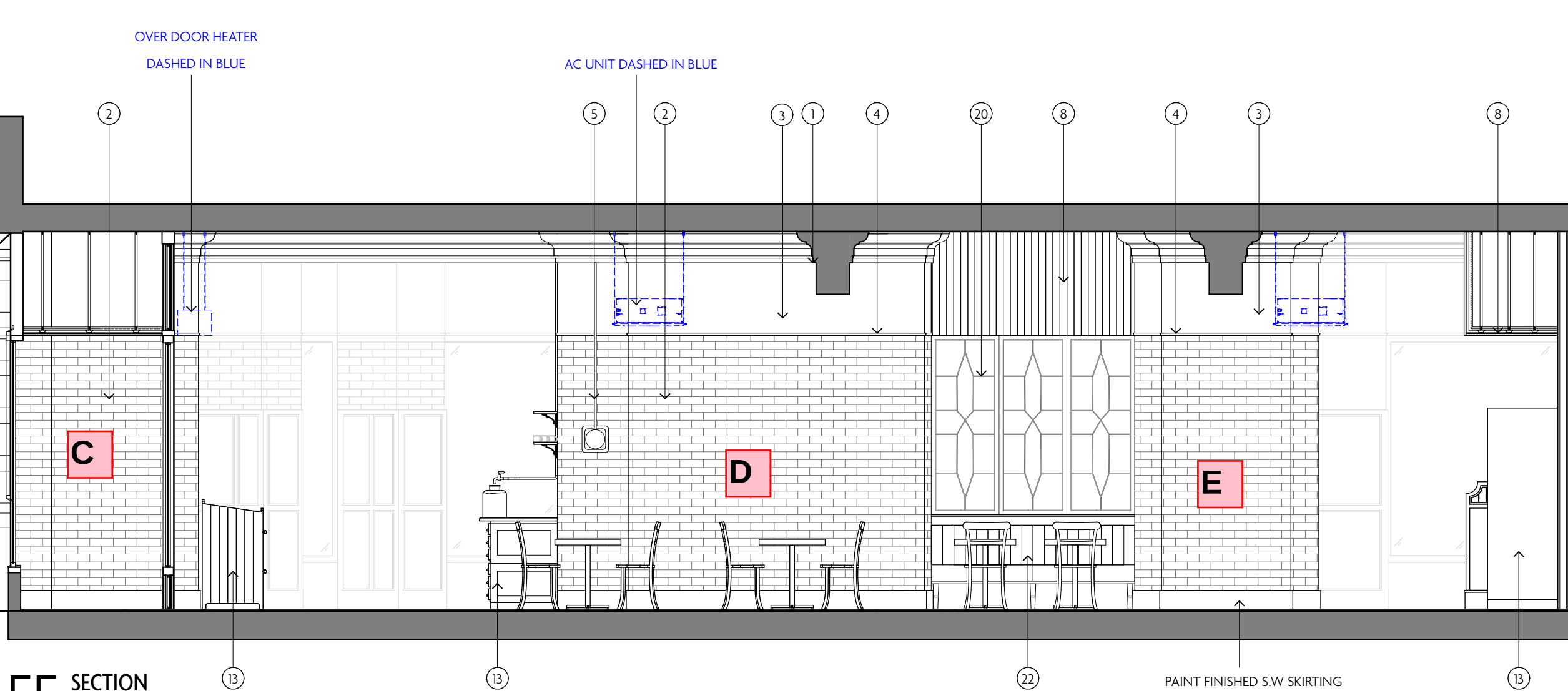
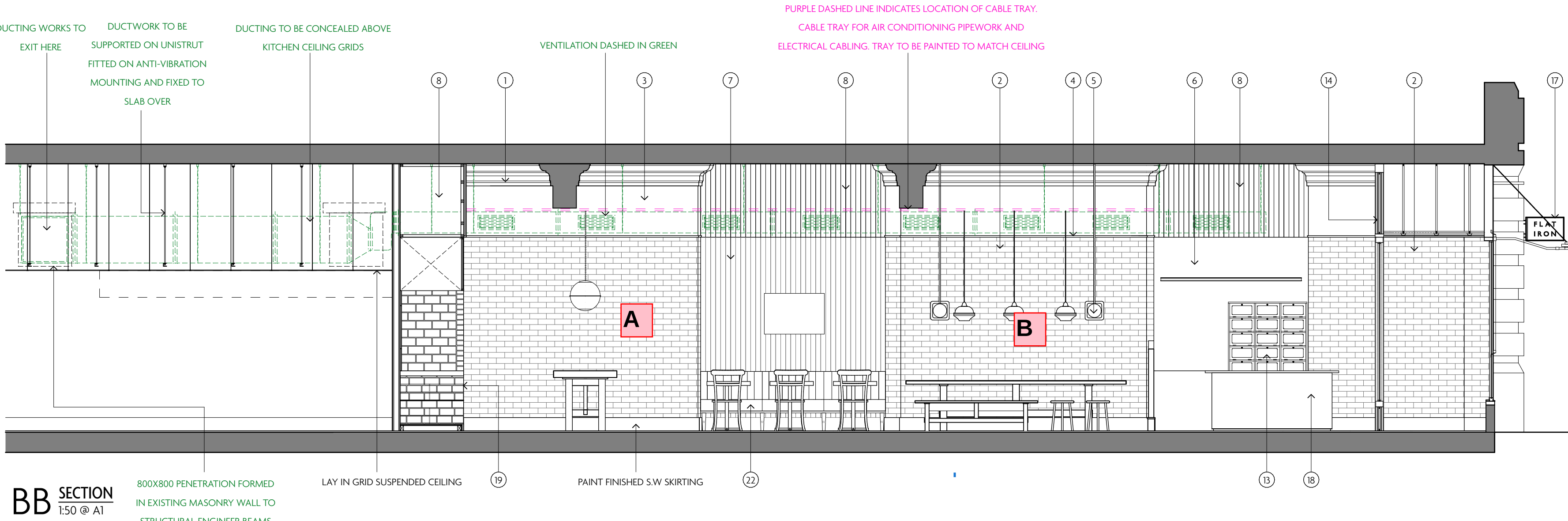
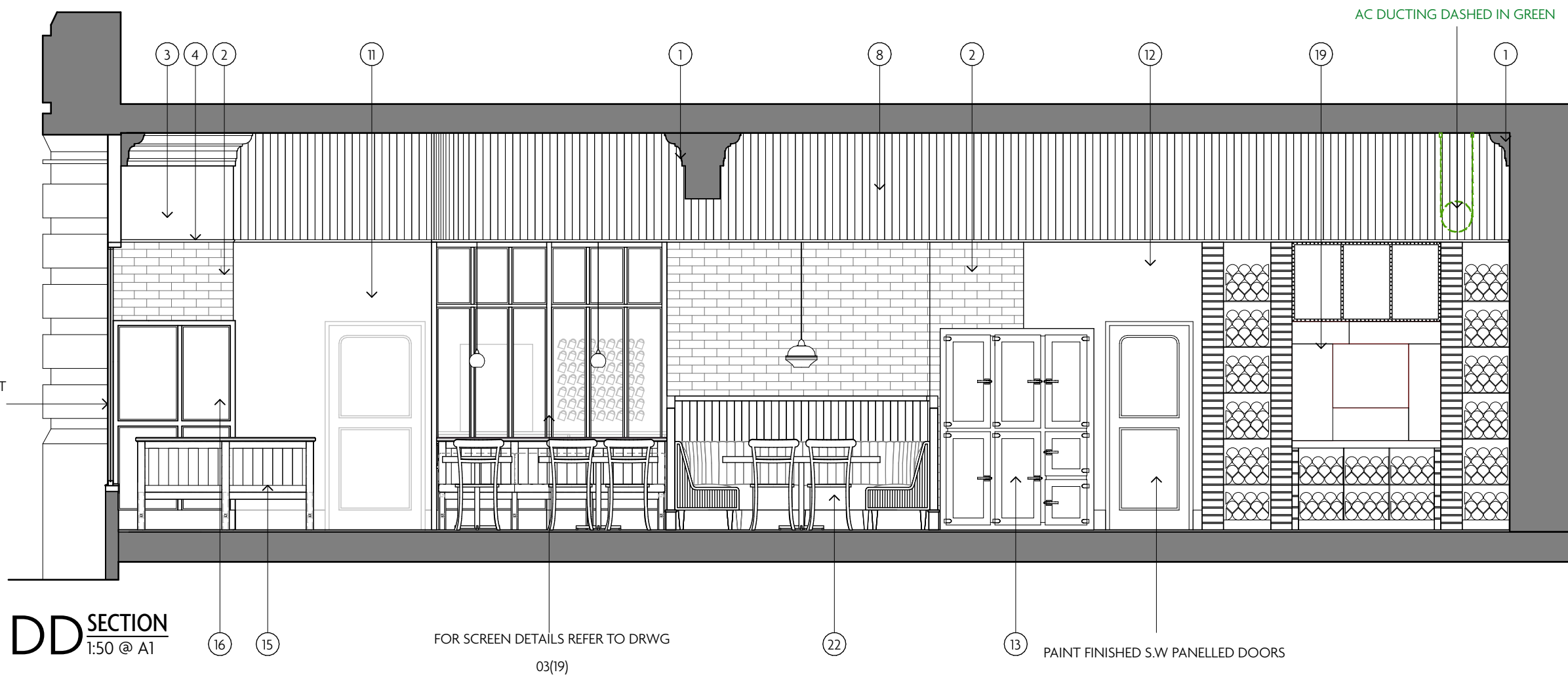
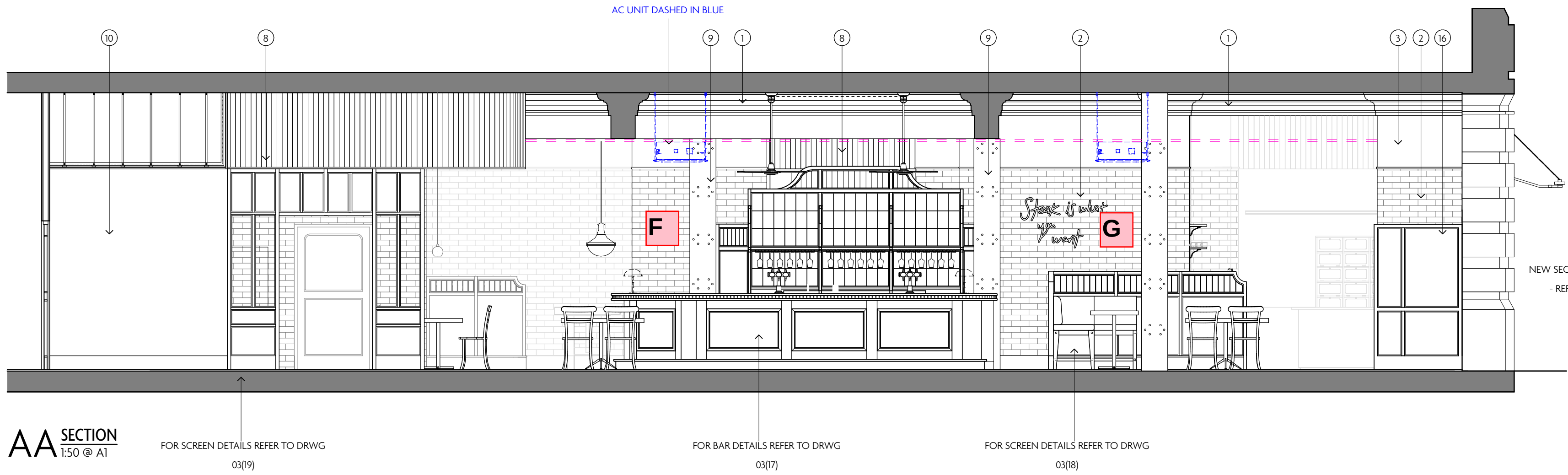
I - IMG_8111

K - IMG_8128



3809.03(13)A Proposed Internal Sections

GROUND FLOOR



GENERAL NOTES:

BASED ON EVIDENCE OF EXISTING HISTORIC DECORATIVE BUILDING FABRIC IN OTHER PREMISES IN THE BUILDING SUCH AS MANAHATTA AND PIEMINISTER, WE HAVE PRESUMED A SIMILAR ARRANGEMENT. WE INTEND TO EXPOSE ANY HISTORIC BUILDING FABRIC IN ITS CURRENT FORM AND STATE OF REPAIR AS A KEY COMPONENT OF THE FLAT IRON INTERIOR DESIGN. WE DO NOT INTEND TO REPAIR OR RENOVATE BUT WILL INSTEAD PRESERVE FINISHES AS IS.

NOTES:

- 1 ORIGINAL EXISTING CORNICE TO BE RETAINED IN EXISTING CONDITION, TO RECEIVE NEW DARK GREEN PAINT FINISH.
- 2 ASSUMED LOCATION OF ORIGINAL BRICKWORK TO BE EXPOSED AND RETAINED
- 3 ASSUMED LOCATION OF ORIGINAL PLASTER FINISH TO BE STABILISED AND RECEIVE DARK GREEN PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL
- 4 ASSUMED LOCATION OF ORIGINAL PICTURE RAIL, TO BE RETAINED IN EXISTING CONDITION AND RECEIVE DARK GREEN PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL
- 5 SURFACE FIX GALVANISE CONDUIT TO BE FIXED IN BRICKWORK MORTAR JOINTS. PRINCIPLE APPLIED TO ALL WALL LIGHTING AND SMALL POWER
- 6 NEW SECTION OF PLASTERBOARD PARTY WALL, TO RECEIVE PAINT FINISH IN GREEN SMOKE NO.47 BY FARROW AND BALL
- 7 NEW SECTION OF PLASTERBOARD PARTY WALL, TO RECEIVE TONGUE & GROOVE PANELLING WITH LIGHT GREEN FULL GLOSS PAINT FINISH IN GREEN SMOKE NO.47 BY FARROW AND BALL
- 8 NEW BULKHEAD, CLAD IN TONGUE & GROOVE PANELLING TO RECEIVE DARK GREEN GLOSS PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL
- 9 ASSUMED LOCATION OF EXISTING STEEL COLUMN, TO BE EXPOSED AND RECEIVE FULL GLOSS DARK GREY PAINT FINISH
- 10 PLASTERBOARD WALL, TO RECEIVE DARK GREEN PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL
- 11 NEW PLASTERBOARD FULL HEIGHT WALL, TO FORM AWC TOILET, TO RECEIVE LIGHT GREEN PAINT FINISH IN GREEN SMOKE NO.47 BY FARROW AND BALL
- 12 NEW PLASTERBOARD WALL TO FORM KITCHEN, TO RECEIVE LIGHT GREEN PAINT FINISH IN GREEN SMOKE NO.47 BY FARROW AND BALL
- 13 FREE STANDING RECLAIMED HARDWOOD CABINETS/JOINERY
- 14 NEW S/W FULLY GLAZED TIMBER LOBBY ARRANGEMENT, TO RECEIVE DARK GREEN PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL
- 15 FREE STANDING BENCH SEATING
- 16 NEW HALF HEIGHT S/W TIMBER PANELLING TO RECEIVE DARK GREEN GLOSS PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL. ALL PANELLING FIXING IN MORTAR JOINTS
- 17 NEW INTERNALLY ILLUMINATED PROJECTING SIGN, REFER TO DRWG 03(15)
- 18 NEW FREE STANDING MARBLE ICE CREAM COUNTER, IN HONED FINISH
- 19 NEW BRICK SPIT FORMED WITH COOKING, SURFACE IN RECLAIMED YORK STONE SLAB, REFER TO DRWG 03(21)
- 20 NEW DECORATIVE SCREEN BETWEEN STAIR AND SEATING FORMED IN OAK HARDWOOD WITH RECLAIMED STAINED GLASS PANELS
- 21 EXISTING SHOPFRONT TO BE RETAINED, TO RECEIVE DARK GREEN PAINT FINISH IN STUDIO GREEN NO.93 BY FARROW AND BALL AND TONGUE & GROOVE CLADDING AT HIGH LEVEL. REFER TO DRWG 03(15)
- 22 NEW FULLY UPHOLSTERED LEATHER FIXED SEATING

REV DATE REASON

REV DATE REASON
A 05/04/2023 Drawing references updated

NOTES

Do not scale from this drawing. All dimensions to be checked on site prior to any manufacture and construction.

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PROJECT Flat Iron Manchester
TITLE Proposed Internal Sections
SCALE @ A1 1:50/1:200 @A1
DATE 30/03/2023
+44 (0)115 950 7313
STUDIO@MACAULAYSINCLAIR.COM
MACAULAYSINCLAIR.COM

PROJ NO. 3809

DWG NO. 03(13)

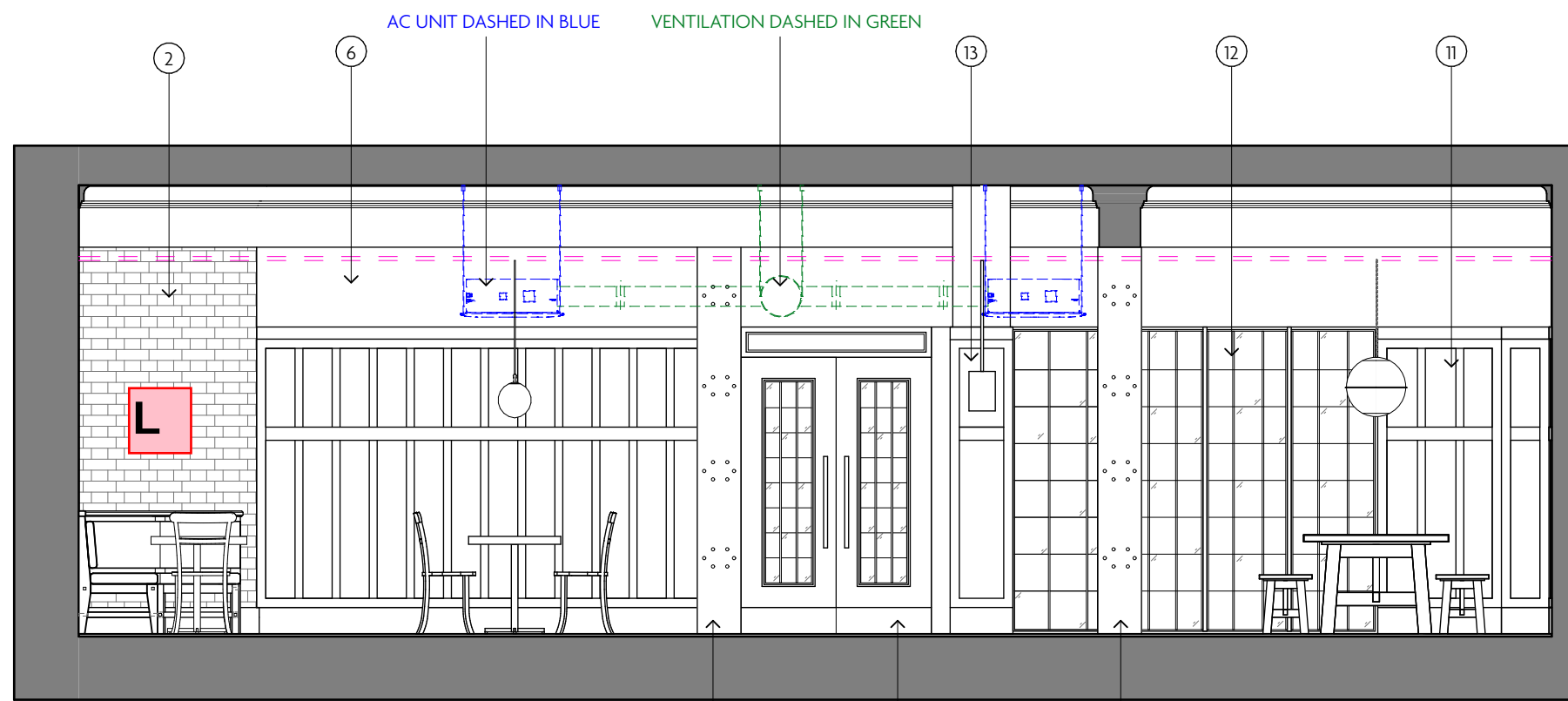
STATUS

PLANNING

REV A

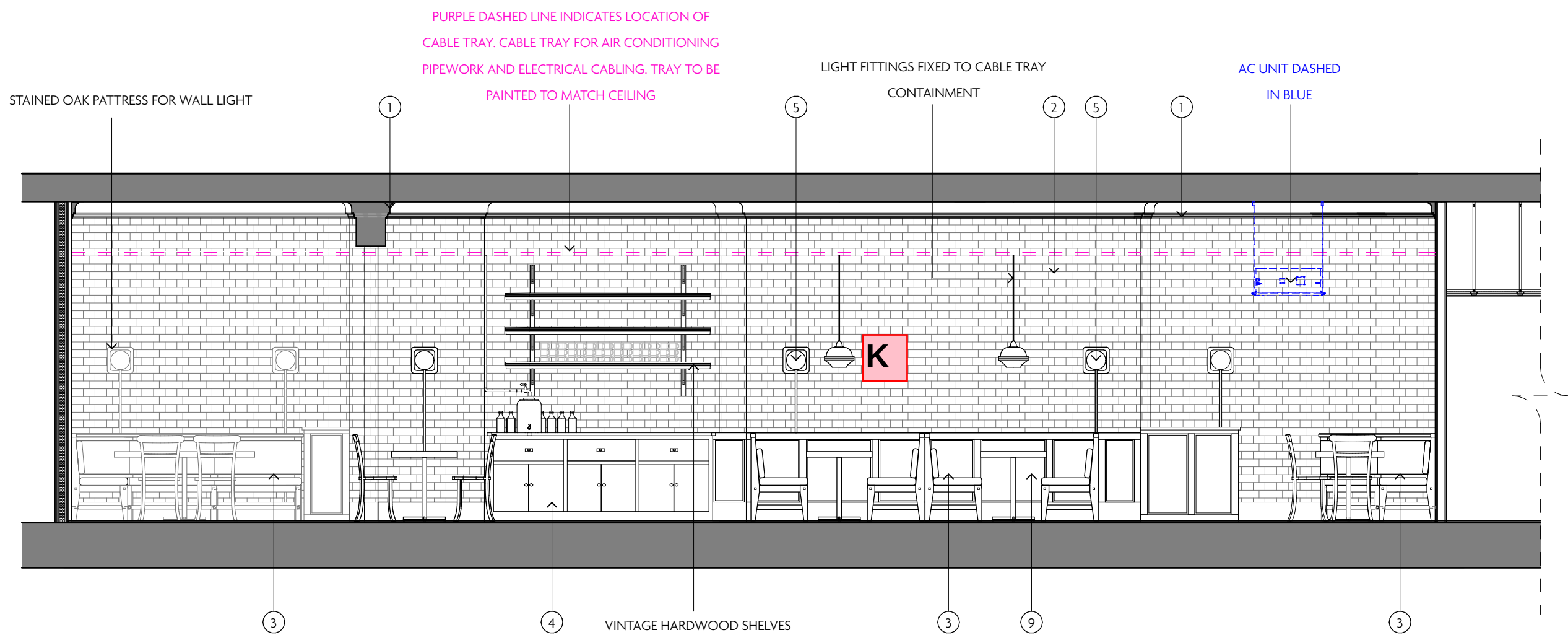
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3809.03(14) Proposed Internal Sections



AA SECTION
1:50 @ A1

10 BESPOKE STAINED HARDWOOD OAK
DOORS WITH RECLAIMED VINTAGE
COPPER LIGHT GLAZING



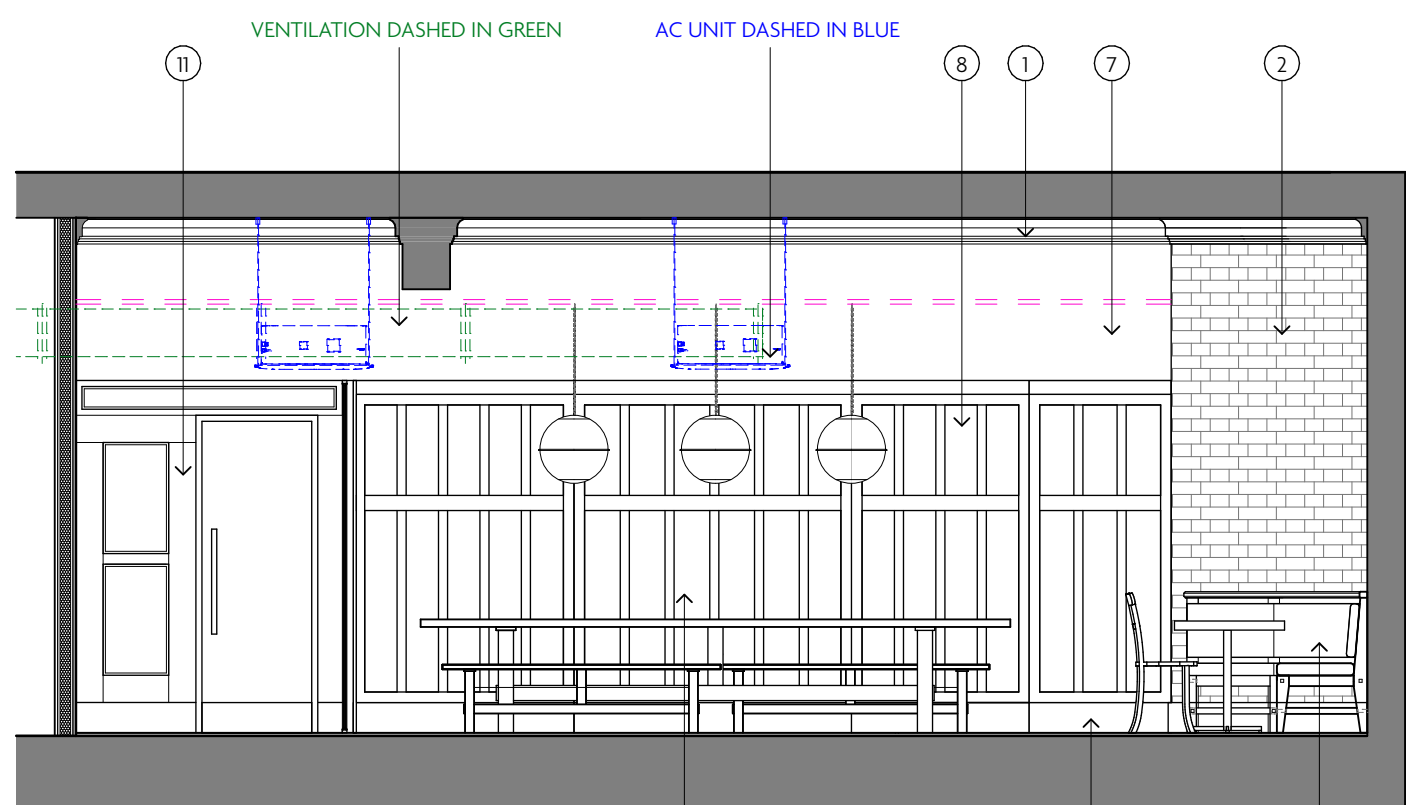
BB SECTION
1:50 @ A1

PURPLE DASHED LINE INDICATES LOCATION OF
CABLE TRAY. CABLE TRAY FOR AIR CONDITIONING
PIPEWORK AND ELECTRICAL CABLING. TRAY TO BE
PAINTED TO MATCH CEILING

LIGHT FITTINGS FIXED TO CABLE TRAY
CONTAINMENT

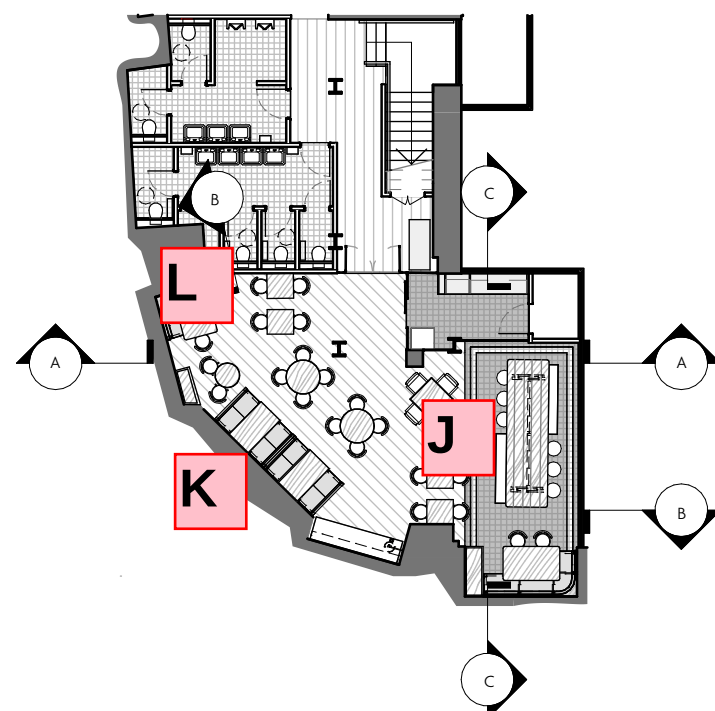
AC UNIT DASHED
IN BLUE

4 VINTAGE HARDWOOD SHELVES



CC SECTION
1:50 @ A1

2/3 HEIGHT RECLAIM
STAINED AND WAXED
**J (wall proposed
for demo)**



KEY PLAN BASEMENT FLOOR
1:200 @ A1

GENERAL NOTES:

BASED ON EVIDENCE OF EXISTING HISTORIC DECORATIVE BUILDING FABRIC IN OTHER PREMISES IN THE BUILDING SUCH AS MANAHATTA AND PIEMINISTER, WE HAVE PRESUMED A SIMILAR ARRANGEMENT. WE INTEND TO EXPOSE ANY HISTORIC BUILDING FABRIC IN ITS CURRENT FORM AND STATE OF REPAIR AS A KEY COMPONENT OF THE FLAT IRON INTERIOR DESIGN. WE DO NOT INTEND TO REPAIR OR RENOVATE BUT WILL INSTEAD PRESERVE FINISHES AS IS.

NOTES:

- 1 ORIGINAL CORNICE TO BE RETAINED IN EXISTING CONDITION, TO RECEIVE NEW DARK GREEN PAINT FINISH.
- 2 ASSUMED LOCATION OF ORIGINAL GLAZED BRICKS TO BE EXPOSED AND RETAINED TO BE BRUSHED AND CLEANED
- 3 FREE STANDING BENCH SEATING TO BE FULLY UPHOLSTERED IN LEATHER
- 4 FREE STANDING RECLAIMED HARDWOOD CABINETS/ JOINERY
- 5 SURFACE FIX GALVANISE CONDUIT TO BE FIXED IN BRICKWORK MORTAR JOINTS. PRINCIPLE APPLIED TO ALL WALL LIGHTING AND SMALL POWER
- 6 NEW PLASTERBOARD WALL, TO FORM SEPARATION WITH TOILETS, WALL TO RECEIVE OAK PANELLING WITH PAINT FINISH ABOVE IN STUDIO GREEN NO.93 BY FARROW AND BALL
- 7 NEW PLASTERBOARD WALL TO RECEIVE DARK GREEN GLOSS PAINT IN STUDIO GREEN NO.93 BY FARROW AND BALL.
- 8 RECLAIMED STAINED AND WAXED OAK PANELLING
- 9 LOW LEVEL S.W PANELLING TO RECEIVE DARK GREEN GLOSS PAINT IN STUDIO GREEN NO.93 BY FARROW AND BALL. CABLING RUNS FOR ALL LIGHT TO BE BEHIND PANELLING. PANELLING TO BE FIXED INTO MASONRY MORTAR JOINTS
- 10 ASSUMED LOCATION OF EXISTING STEEL COLUMN, TO BE EXPOSED AND RECEIVE FULL GLOSS DARK GREY PAINT FINISH
- 11 NEW STORE ROOM, FORMED IN PLASTERBOARD PARTITION, TO RECEIVE WALL PANELLING TO MATCH ADJACENT WALL
- 12 DECORATIVE GLAZED SCREENS TO BE FORMED IN RECLAIMED VINTAGE GREENHOUSE PANELS WITH TOUGHENED GLASS GLAZING
- 13 EXISTING MASONRY PIER TO RECEIVE STAINED OAK PANELLING WITH PAINT FINISH ABOVE, PAINT IN STUDIO GREEN NO.93 BY FARROW AND BALL.

REV DATE REASON

REV DATE REASON

NOTES

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PROJECT Flat Iron Manchester

TITLE Proposed Internal Sections

SCALE @ A1 1:50/1:200 @A1

DATE 30/03/2023

DRAWN BY FP

PROJ NO. **3809**

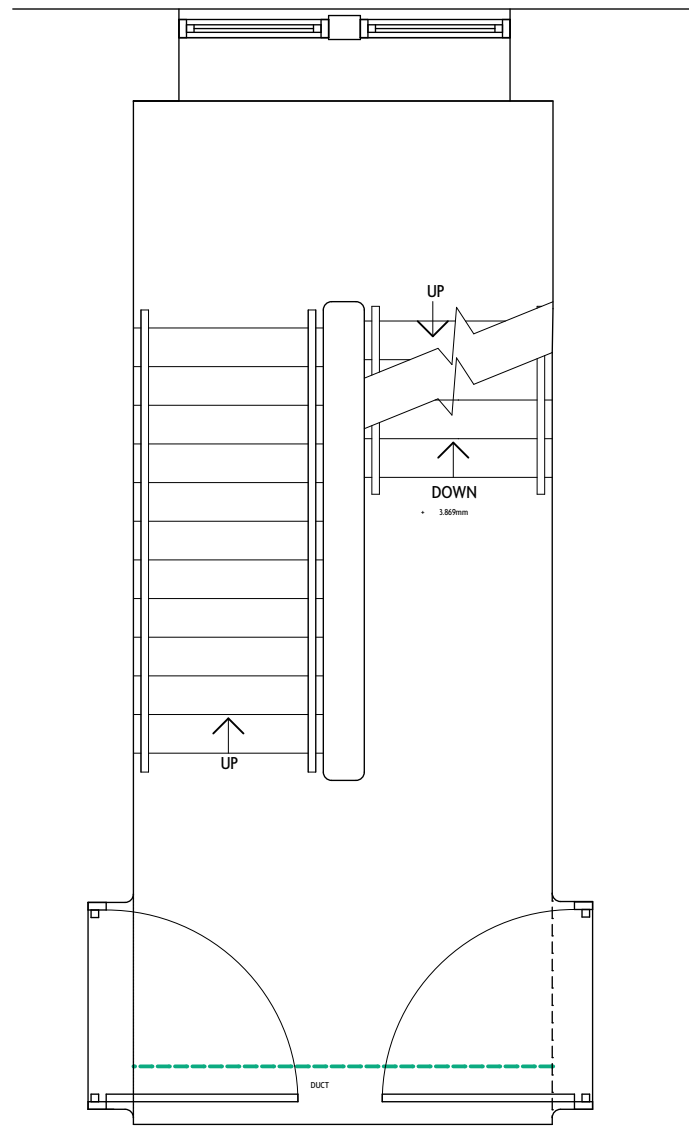
DWG NO. **03(14)**

STATUS

PLANNING

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3809.01(01) Existing GF GA



01 EXISTING GROUND/FIRST FLOOR LANDING
1:50 @ A1

Cill - 760
Window - 2690

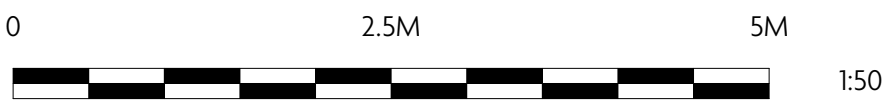
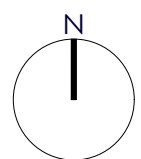
Window - 2067



02 EXISTING GROUND FLOOR
1:50 @ A1

GENERAL NOTES:

ANY HERITAGE ASSETS WITHIN THE INTERIOR ARE CURRENTLY CONCEALED BY SHOP FITTINGS, WALL LININGS AND SUSPENDED CEILINGS. THERE WAS NO ACCESS TO EXPOSE OR VIEW EXISTING HISTORIC BUILDING FABRIC OR STRUCTURE DURING THE SURVEY



1:50

REV DATE REASON

REV DATE REASON

NOTES

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PROJECT Flat Iron, Manchester

TITLE Existing GF GA

SCALE @ A1 1:50

DATE 01/02/2023

DRAWN BY I.N

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PROJ NO. 3809

DWG NO. 01(01)

REV

STATUS

PLANNING

3809.01(02) Existing Basement GA

01 EXISTING
1:50 @ A1

1:50 @ A1

02 EXISTING BASEMENT

1:50 @ AI

REV	DATE	REASON
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REV	DATE	REASON
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Macaulay Sinclair

TITLE	Existing Basement GA
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DATE 01/0

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3809

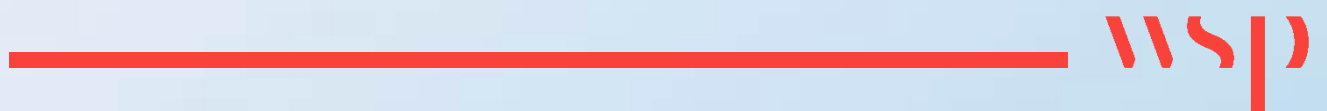
01(02)

PLANNING

ANY HERITAGE ASSETS WITHIN THE INTERIOR ARE CURRENTLY CONCEALED BY SHOP FITTINGS, WALL LININGS AND SUSPENDED CEILINGS . THERE WAS NO ACCESS TO EXPOSE OR VIEW EXISTING HISTORIC BUILDING FABRIC OR STRUCTURE DURING THE SURVEY

Appendix C

LISTING DESCRIPTION



ROYAL LONDON HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1200852**

Date first listed: **03-Oct-1974**

List Entry Name: **ROYAL LONDON HOUSE**

Statutory Address 1: **ROYAL LONDON HOUSE, 188-202, DEANSGATE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **ROYAL LONDON HOUSE, 188-202, DEANSGATE**

The building or site itself may lie within the boundary of more than one authority.

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 83522 98008**

Details

MANCHESTER

SJ8398SE DEANSGATE 698-1/27/107 (West side) 03/10/74 Nos.188 TO 202 (Even) Royal London House

GV II

Insurance office. 1904, by Charles Heathcote. Iron frame with cladding of sandstone ashlar, ground floor of dark brown polished granite; slate roof. Large rectangular plan on island site. Free Baroque style. Five storeys and attic, 15 bays, with 3-bay centre and 2-bay ends breaking forwards slightly; plus set-back chamfered corner to left forming hinge to Quay Street facade and surmounted by octagonal 2-stage turret; banded pilasters to ground and 1st floors, a frieze over each (swagged in the 2-bay ends), giant segmental-headed arcades to 2nd and 3rd floors with chamfered pilasters and modillioned segmental cornices with voluted keystones, prominent modillioned cornice, and vernacular-style triangular gables over the centre and ends, with small segmental dormers between them. Ground floor has central doorway with projected pedimented architrave, and large windows with modern plate-glass; 1st floor has a cross-window above the doorway with blocked semi-columns and open-segmental pediment, and casements in the other bays; 2nd floor has casements with triple keystones, 3rd floor has round-headed 3-light casements; top floor has casements set in colonnades, which form screens to the windows between the centre and ends; attic gables have 3-light casements. Corner to left has 1-light windows with different architraves on each floor, and cupola lantern with small round-headed windows between pairs of blocked colonnettes, stepped modillioned cornice, and domed roof. Right-hand corner has domed cupola. Six-bay return end to Quay Street in matching style. Interior not inspected.

Listing NGR: SJ8352298008

1200852

Legacy
The contents of this record have been generated from a legacy data system.
Legacy System number: 388091

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 05-Apr-2023 at 19:19:19.

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End of official list entry



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Manchester
M15 4RP

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