

Armenian (Restaurant), Manchester

**Full Planning Application and Listed Building
Consent**

Heritage Statement

Prepared for The Armenian Taverna
By Cube8Studio

August 2022

CLIENT:	The Armenian Taverna
PROJECT NAME:	Refurbishment works at The Armenian Experience
REFERENCE:	Armenian Restaurant
VERSION:	2.0

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1 Introduction

- 1.1 The purpose of this report is to assess the impact that the proposed refurbishment of the Armenian Restaurant has on the Grade II listed building.
- 1.2 In undertaking the assessment, this statement is structured as follows:
- The Statutory Test
 - Heritage Planning Policy and Guidance
 - Conservation Area Character Assessment
 - Heritage Assets Assessment
 - Contribution that setting makes to the significance of the designated heritage asset
 - Existing Building
 - Development Proposals
 - Heritage Assets Assessment
 - Assessment of Heritage Impact
 - Summary

2 Statutory Tests

- 2.1 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker 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.
- 2.2 The Court of Appeal in *Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and Others* (2014) made clear that special regard to the desirability of preservation means that avoiding harm to a listed building, or its setting, is a factor that is not only one of considerable importance, but also one that attracts considerable weight in any balancing exercise.

3 Heritage Planning Policy and Guidance

- 3.1 Paragraph 126 of the National Planning Policy Framework (the Framework) advises that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- 3.2 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.
Any harm to the significance of the designated heritage asset should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.3 Policy EN 3 of Manchester's Local Development Framework Core Strategy Development Plan Document 2012 (DPD) is broadly consistent with the Framework.
This requires developments to be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Heritage Guidance

- 3.4 English Heritage have produced a large number of useful guidance documents, these have either been revised, or are currently under revision, following the publication of the NPPF where appropriate. The following have been referred to in the preparation of this Statement:
 - Understanding Place: An Introduction (EH, 2010, revised 2012)
 - Understanding Place: Character and context in local planning (EH, 2011, revised 2012)
 - The Setting of Heritage Assets (EH, 2011, under revision)
 - Building in Context: New development in historic areas (EH/CABE, 2001)
 - Conservation Principles: Policies and Guidance (EH, 2008)

- Seeing the History in the View (EH, 2011)
- 3.5 English Heritage issued Conservation Principles in 2008 to explain its approach to significance and managing change and identified four main aspects of significance: historic, aesthetic, evidential and communal.
- 3.6 The relative levels of significance can be measured, as set out in Conservation Principles, which are used within this report:
- 3.7
- **Exceptional** – an asset important at national to international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- 3.8
- **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.
- 3.9
- **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.
- 3.10
- **Low** – structure or 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.
- 3.11
- **Negative** – structure or 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.

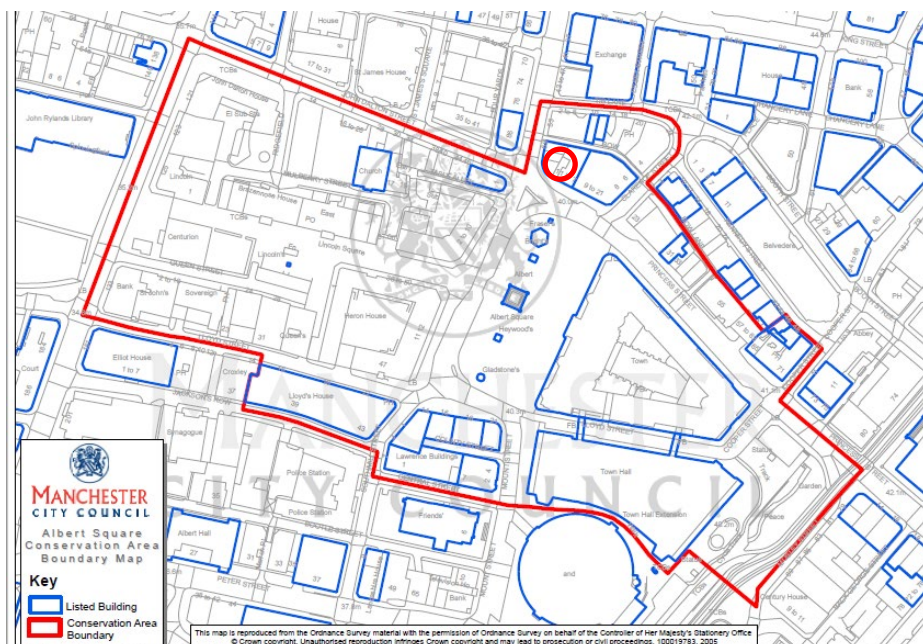
4 Conservation Area Character Assessment

- 4.1 This section of the report helps to identify the character of the Conservation Area.

Introduction

- 4.2 The application site is located in Manchester city centre, within Albert Square conservation area designated in April 1972.

Map of Albert Square conservation area and circled Armenian Taverna



- 4.3 The Albert Square conservation area focuses on Manchester's civic spaces. The boundary followed Cross Street, Tib Street, Clarence Street, Bow Lane, the backs of

properties on Princess Street, Mosley Street, Library Walk, Central Street, Jackson's Row, Lloyd Street and the backs of properties across to John Dalton Street.

- 4.4 In June 1985, the conservation area was extended to include the area bounded by Lloyd Street, Deansgate and John Dalton Street.

Historic Land Use

- 4.5 The conservation are is centred on the Town Hall and Albert Square itself. The decision to create the space and build both the Town Hall and Albert Memorial was taken in 1863. Prior to that the 1746 map of Manchester shows some of the streets, such as Tib Lane, already in existence while the area now known as Albert Square was called Hall Field. The site of the Town Hall was originally open fields sloping down to the River Tib, a stream which followed the line of Cooper Street and joined the River Medlock at Gaythorn.
- 4.6 On the 1794 map, the present street pattern in the vicinity can be clearly seen. Only minor street changes have since taken place, but all the buildings have been replaced with the exception of a small group of houses now converted to offices at 65-71 Princess Street. They serve to show the marked contrast in scale between the large Victorian Town Hall and the small domestic-scale Georgian buildings which once surrounded it.
- 4.7 The basic triangular shape of the Town Hall site was occupied by blocks of houses along Princess Street and gardens on much of the remainder. The site of Albert Square was similarly developed and the road, approximately where the present road traverses the west side of the Square, was called Longworth's Folly and later Pool Street.
- 4.8 By 1850, however, what is now Albert Square had been redeveloped with a dense mixture of houses, public houses, a smithy and a coffee-roasting works. Longworth's Folly had been renamed Pool Street and the site of the future Town Hall had become Town's Yard, which housed the fire brigade and corporation workshops.
- 4.9 The old town hall in King Street soon became inadequate to provide enough space for the administration of such a rapidly expanding metropolis. Together with the wealth derived principally from the cotton industry, the City Council held a competition in 1868 to design a new and larger town hall. This was won by Alfred Waterhouse and the building, a Gothic Revival masterpiece, was completed in 1877.
- 4.10 Other buildings around the Square were built during the Victorian boom, and most survive to the present day except those immediately opposite the front of the Town Hall. These sites are now occupied by office blocks constructed in the early 1980s.
- 4.11 The Albert Memorial and the four later statues in Albert Square were originally on a traffic island but now stand in the pedestrianised square following its refurbishment in 1987. Fan-shaped granite setts with peripheral York stone paving and 'heritage' cast-iron furniture characterise the area. This large space is used for civic and other functions.
- 4.12 By the early part of the 20th century, the Victorian Town Hall was not large enough to accommodate all the office floorspace needed. Vincent E. Harris was commissioned to design an extension, having previously designed the public library. The circular library, completed in 1934, nestles in the concave curve of the Town Hall Extension built four years later, and together with the triangular-shaped Town Hall the three structures complete one of the finest examples of civic design in the City. The Town Hall

Extension is an interesting example of architectural good manners as it fits harmoniously between the Gothic Town Hall and the classically designed library.

- 4.13 To the east of the Town Hall several buildings of Victorian origin, including the Clarendon Club, were demolished in 1971. The area was landscaped and later named 'the peace garden'. Subsequently, sculpture competitions were held, resulting in "Messenger of Peace" by Barbara Pearson being unveiled in 1986 and "Struggle for Peace and Freedom" by Philip Jackson in 1988.
- 4.14 The 1945 plan to create a formal civic route between the Town Hall and the Law Courts was never fully realised. An extension to the conservation area includes the newly created Lincoln Square, where a water feature to commemorate the wedding of the Prince and Princess of Wales was inaugurated in 1981. The monumental statue of Abraham Lincoln, given to the city in 1919 in recognition of the support he received from the citizens of Manchester in his campaign against slavery, was moved into the city centre for the first time in 1986, from its original location in Platt Fields Park.

Albert Square and its buildings today

- 4.15 The main characteristic of the Albert Square conservation area is its civic grandeur, but it also contains many commercial properties and small-scale buildings.
- 4.16 Originally designated to include the immediate surroundings of Albert Square and the Town Hall, its extension as far as Deansgate in 1985 has added properties of a lesser architectural significance. Lincoln Square and its statue are included, most of the buildings in the square being of the 1960s and 1980s and of varying architectural merit. The most notable is Lincoln House fronting on to Deansgate, a glass office block built in 1986. A pleasant atmosphere is created in the Square by the paving and the generous planting of trees.
- 4.17 The Town Hall on the east side of Albert Square is generally considered to be Alfred Waterhouse's finest work. Designed at the end of the Victorian Gothic revival, it won the competition against 136 other entries on account of its efficiency in planning, use of natural light, heating and ventilation rather than the excellence of its elevations. Nevertheless it is an exceptional work expressing enlightened civic power, and is now a Grade I listed building.
- 4.18 Also listed Grade I is the Albert Memorial, the first monument to commemorate Prince Albert, an elaborate Gothic enclosure protecting a marble statue of the Prince. The profuse decoration on the memorial represents Prince Albert's interests, portraits of famous men and the coats of arms of his dominions in Saxony. Though 73 feet high, the monument is somewhat dwarfed by the Town Hall, which dominates the square.
- 4.19 The recent office blocks opposite the Town Hall were designed to be of sufficient architectural quality to contribute to and 'contain' the square, and to complement the Town Hall without competing with it
- 4.20 The Victorian buildings at the south end of Albert Square are Gothic in style and are built on relatively small plots creating narrow frontages. The stone-built St Andrew's House has a statue of St Andrew in a niche on the Mount Street elevation. The Memorial Hall on the corner of Southmill Street, in brick with stone dressings and carved tracery in Venetian Gothic style, was built with surplus funds from the Albert Memorial to commemorate the 2,000 ministers who, in 1662, seceded from the Church of England to form the Unitarian Church.
- 4.21 The brick building on the corner of Cross Street at the northern end of the square has Gothic motifs while its neighbour, the Northern Assurance, is a later building inspired by the French Renaissance.

Townscape Character

- 4.22 There is much variety in the building materials used in Albert Square. Stone, brick, terracotta and slate are used extensively. These solid traditional materials are preferred, in new developments, to large expanses of cladding, concrete and glass.
- 4.23 Generally buildings on the eastern side of the Square are built of yellow stone whilst those on the west side, opposite the Town Hall, are finished in red brick. This helps to emphasise the civic importance of the Town Hall.
- 4.24 The civic route, proposed in the 1945 plan, between the Town Hall and the Law Courts was largely unrealised, but it did emphasize the principal characteristic of the conservation area, namely the view looking east along Brazennose Street which focuses on the dominant tower of the Town Hall, framed by commercial buildings on either side.
- 4.25 The re-paving of Albert Square with grey granite setts was a major factor in changing the character of the Square, restoring its appearance to something like the original. With the removal of traffic from the front of the Town Hall, the square ceased to be a traffic island and a large area was opened up for exclusively pedestrian use.
- 4.26 Like much of Albert Square, Brazennose Street has been closed to vehicular traffic, but in contrast the paving is brick with concrete flags laid out in a rectilinear pattern. Although historic buildings remain in narrow side streets, none fronts Brazennose Street itself.
- 4.27 A pedestrian walk traversing part of the conservation area, from Mulberry Street to John Dalton Street, has been brightened up by the use of incidental sculpture fixed to the walls of the alleyway and by resurfacing the pavement. This route extends beyond the boundary of the conservation area and has the potential for linking Victoria Station with Albert Square - the 'Victoria/Albert' connection.
- 4.28 A pedestrian walk traversing part of the conservation area, from Mulberry Street to John Dalton Street, has been brightened up by the use of incidental sculpture fixed to the walls of the alleyway and by resurfacing the pavement. This route extends beyond the boundary of the conservation area and has the potential for linking Victoria Station with Albert Square - the 'Victoria/Albert' connection.
- 4.29 The architectural emphasis of corners is a characteristic of Manchester buildings which contributes to the urban design character of the city centre. It is evident in the Albert Square area and its use in new developments will therefore be encouraged.
- 4.30 Street lighting in the Square takes the form of multiple light fittings supported by cast iron columns with foliated decoration around their bases. The use of fewer and more powerful lamps has assisted in the reduction of clutter in the Square.
- 4.31 Signs and canopies are kept to a minimum, and where they do occur they are carefully designed so as not to compete with or conceal the architectural details of buildings.
- 4.32 The basement, entrance door and signage within this building situated at Albert Square is the subject of this application. Overall it is considered that the Conservation Area can be categorised within the 'High' category for significance value as per English Heritage's Conservation Principles.

View of the entrance to the restaurant and neighbouring business



5 Heritage Assets Assessment

- 5.1 Paragraphs 136 – 141 of the Framework set out the approach to determining planning applications in relation to heritage assets. The Glossary at Annex 2 to the Framework defines heritage assets as *'a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest'*.
- 5.2 The Framework also recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. *"Significance"* in terms of heritage policy is also defined in the Glossary of the Framework as *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 5.3 The application site is situated within the Grade II listed Victoria Building, located at the corner of the Cross Street and Princess Street. The building is situated within the Albert Square conservation area.

View of the site from Albert Square and elevation details



View of the site from Princess Street



External view of the site and the neighbouring Northern Assurance building



Victoria Building situated at the corner of 59 and 61 Cross Street and 1-7 Princess Street

- 5.4 The architectural quality and historical importance of this mixed-use building (Victoria Building) is signified by its Grade II listing, which qualifies the building into the High Significance Category, as per the English Heritage Conservation Principles.
- 5.5 The listing for this mixed-use building states that it is a:
- 5.6 *Includes: Nos.59 AND 61 CROSS STREET. Shops and offices. 1877, by Pennington and Bridgen; altered. Red brick with sandstone dressings, red tiled roof. Curved trapeziform plan on end-of-block site. Gothic style. Four storeys and attic, 8 windows including corner and Cross Street side; stone ground floor and frieze with Tudor-flower and grotesque ornament; slender chamfered shafts of brick and stone rising to a large gable in each main facade and 2 small gables over the corner, all with tourelles and finials and linked by open-work parapets, stone spirelet to end of Cross Street facade, steeply-pitched roof with small hipped dormers and large clustered chimneys. Ground floor of each facade has 2 wide elliptical-arched windows with moulded heads, a 2-centred arched doorway to the left of the Princess Street facade, with carved enrichment and traceried overlight (C20 shopfronts inserted in corner); 1st and 2nd floors have tiered mullion-and transom windows to the gabled bays, those in the main facades canted and those at the corner bowed, all with terracotta traceried panels between the floors and elaborately traceried open-work parapets, and various other transomed windows; 3rd floor has mostly 2-light windows with Gothic enrichment, including 2 in the Princess Street facade with carved stone gablets; gables have 2-centred arched windows with tracery.*
- 5.7 The significance of the designated heritage asset (the mixed-use Victoria Building at 1-7 Princess Road) therefore lies within its fabric and design. Its historic external architectural detailing and internal features, including ground floor elliptical-arched windows with moulded heads, a 2-centred arched doorway with carved enrichment and traceried overlight. 1st and 2nd floors tiered mullion and transom windows to the gabled bays, all with terracotta traceried panels between the floors. 3rd floor has mostly 2-light windows with Gothic enrichment, including 2 in the Princess Street façade with carved stone gablets.

Other Key Historical Landmarks

- 5.8 Within the Albert Square Conservation Area there are over 50 listed buildings and structures on the statutory list of buildings of Architectural or Historic Interest. The significant number of buildings listed at Grade I or II* highlights the historic and architectural significance of the Conservation Area.
- 5.9 The Town Hall on the east side of Albert Square is Manchester's Grade I listed landmark designated at the end of the Victorian Gothic revival. In addition, situated within the Albert Square there is a Grade I listed Albert Memorial. There are also modern office blocks opposite the Town Hall. The Victorian buildings at the south end of Albert Square are Gothic in style and are built on relatively small plots creating narrow frontages. There is a stone-built St Andrew's House in a niche on the Mount Street elevation. Furthermore, the Memorial Hall on the corner of Southmill Street, in brick with stone dressings and carved tracery in Venetian Gothic style.
- 5.10 It should be noted that the elevations fronting Albert Square, Princess Street/corner of Cross Street are minimally affected by the proposals. The proposed signage in its design, scale and location contributes to and complements the Town Hall, Albert Memorial and the Memorial Hall. In addition, the proposal has no effect on the neighbouring Northern Assurance building, inspired by the French Renaissance.

6 The setting of the Designated Heritage Asset

- 6.1 The setting of a heritage asset is defined in the Glossary of the Framework as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect ability to appreciate that significance or may be neutral.'*
- 6.2 To this end, the Grade II listed mixed-use building holds an important presence in the street-scene. A number of other listed buildings and structures are located adjacent to this corner building, form part of the vistas and are important in long distance views. As such the setting makes important contribution to the significance of the heritage asset.
- 6.3 Importantly, the proposed development proposes minimal external works (external door and signage), of which no works are to be undertaken to elevations fronting into Princess Street/ Albert Square.
- 6.4 As such it is considered that the proposal will have a negligible impact upon the conservation area and the setting of the heritage asset and other listed buildings.

7 Existing building

Current Use

- 7.1 This application relates to the ground and part 1st floor, entrance door and external canopy at the Victoria Building only.
- 7.2 Generally, the buildings surrounding Albert Square have a mix of institutional (use Class A1, A3, A4 and E) land uses. Victoria House is a mixed-use building with mostly class E on the upper floors, currently multi-occupied, the last use of the ground and first floor was a bank (virgin money) the ground floor has also previous been a restaurant for many years.
- 7.3 The existing CAT B fit-out, suspended ceiling tiles and grid, carpets, partitions, M & E has been stripped out to reveal the existing walls – flooring, ceiling, and original building features.
- 7.4 Below are some images of the existing internal and external appearance of the building. As can be seen, some of the interior original features of the buildings are in bad repair, but not unsavable. The great thing is that we now can see the beauty and the original Victorian charm it was originally designed to have. **Read in conjunction with the design & access statement.**

Planning and Listed Building History

- 7.5 LISTED BUILDING CONSENT: Basement refurbishment works and new external projecting signage Ref. No: 113427/LO/2016 | Validated: Mon 30 Jan 2017 | Status: Approved

- 7.6 Application for consent to display an advertisement: Virgin Money Advert Consent ref. 099370/AO/2012/C1 and Listed Building Consent Ref. 099371/LO/2012/C1 applications. Both applications were granted planning permission in September 2013.
- 7.7 Within the Informative(s) of the Listed Building Consent, it is noted that the proposal was for 'amendments to shopfront to unit 59, preparation of entrance thresholds to units 59 and 59a, and internal alterations to ground, first and second floors.'



Existing shop front within the two arches

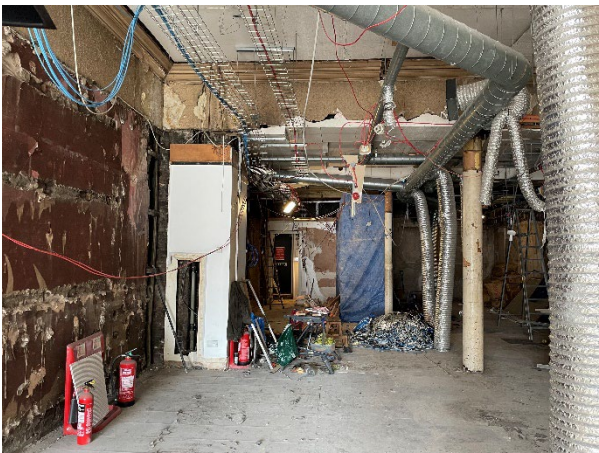


Existing entrance (double doors) to proposed resturant and (single door) to basement resturant



Existing internal ground floor space after CAT B (previuos fit-out was removed)





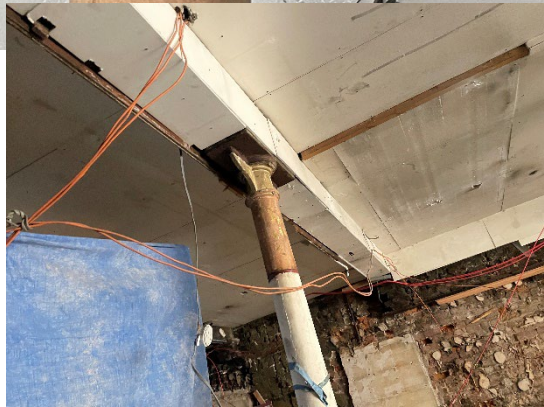
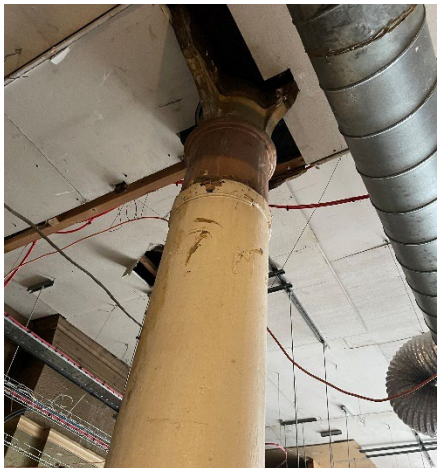


COVING AND COLUMNS DETAILS





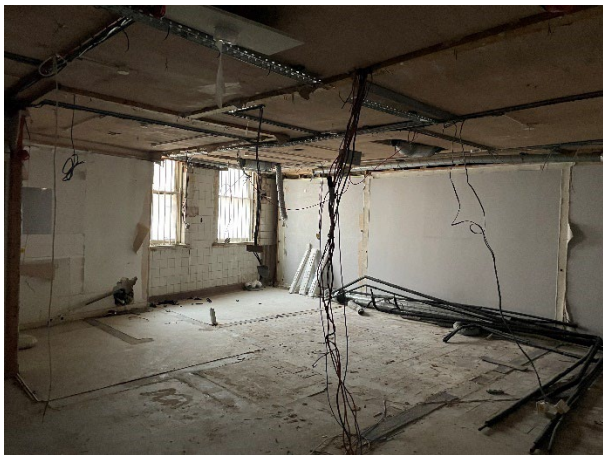




REAR OF RESTURANT



Existing first floor space after existing tenants (CAT B) fit out was removed



8 Development Proposals

- 8.1 The proposed use is restaurant, specialising in European Armenian cuisine. The proposed amendments are focused mainly upon the internal CAT B fit-out, ground and part 1st floors of the building. And external works to the restaurant entrance.

Internal Alterations

- 8.2 The proposed amendments include the following works (please refer to Design and Access Statement, Concept Design Workbook 01):

Drawings:

- > C8S_10194.0.26 Ground Floor Proposed works
- > C8S_10194.1.16 First Floor Proposed Works

WORKS IN BRIEF_

- Exposed original walls to be lime plastered.
- New none-loadbearing partitions, dry-lining, and wall finishes.
- New floor coverings, including, timber and porcelain tile
- New small power and lighting scheme
- Replace existing Mechanical equipment for new and relocate to suit new layout. New heat pump to replace existing one on the roof.
- New kitchen extract. Requires removal of original windowpane
- Toilet facilities + Disabled Toilet and staff changing rooms + office
- New restaurant kitchen and servery
- New Dumbwaiter lift from existing basement kitchen to new ground floor kitchen. requires removal of small area of original suspended ground floor.
- New joinery works and furniture
- New bar area + cloaks room
- New vented suspended plasterboard ceiling throughout
- New finish to original columns
- External works, Side light window and double doors, + new openable shop front window/doors. Relocation of external restaurant signage

Internal Partitions & Wall Finishes (Ground Floor)

Refer to drawings:

- C8S_10194.0.7B Partition Details
- C8S_10194.0.37A Typical Drylining Details
- C8S_10194.0.38 Typical Original Wall Details
- C8S_10194.0.27A Internal Wall Finishes
- Concept Design Workbook's 01

At present the ground floor has been stripped back of the previous tenants fit out and we have been left with seeing the original remains of the existing internal building walls. As you can see from the images in this document the walls have been subject to many years of wear and therefore not suitable or economical to repair.

Our proposed design intent is to re-cover a few existing walls with a vented dry-lining partition system, which will closely follow the line of the previous tenants fit-out, see drawings above for details. This new drylining will provide ventilation to the original/historic wall and therefore not erode the benefits that would be achieved through repairs and restoration works of these features.

This drylining method will give us adequate sound insulation properties from the adjacent tenants and enable us to conceal our mechanical, electrical, and small power services and well as the fire alarm panel.

Most of the exposed existing walls will be brought back to their original makeup by a combination of layers of Lime Plaster, see method statement for more details and partition layout for locations.

We have left some existing tenant dry lining to which we shall be utilizing for our proposed desired wall finish.

The proposed wall finishes onto the new drylining as shown in the drawing above are a combination of breathable paint finish to the lime plastered walls, ceramic tiles, micro cement, and jade onyx stone. We intend to repair the existing stonework to the inside frontage, see method statement for more details.

Internal Partitions & Wall Finishes (First Floor)

Refer to drawings:

- C8S_10194.1.7 Partition Details
- C8S_10194.1.17 Internal Wall Finishes
- Concept Design Workbook's 01

8.4 At present the First floor has been stripped back of the internal inner partitions and the dry lining on the outer walls will remain. We do not see any original architectural features of any significance on this floor.

Our proposed design intent is to utilise existing drylining walls and make good with plaster and timber stud plasterboards where specified.

The proposed walls finish as shown on the drawing above are a combination of white emulsion paint, ceramic tiles, and stucco plaster. All finishes will be going onto either existing dry-lining perimeter partitions or new internal partitions.

Ceiling Finishes & Sections (Ground Floor)

Refer to drawings:

- C8S_10194.0.29 Typical Suspended Ceiling Section
- C8S_10194.0.3 Existing Ceiling Details
- C8S_10194.0.28A Ceiling Finishes & Cornicing
- Concept Design Workbook's 01

8.5 At present we have stripped away the previous tenants suspended MF ceiling grid to expose the original ceiling heights/makeup. We have found original features, cornicing, and feature timber down stand beam cladding.

Our proposed design intent is to suspended a new plasterboard ceiling 150mm below the line of the existing ceiling, and create a perimeter vented boxing-in. We intend inserting ceiling vents to either side of the restaurant ceiling to create cross ventilation. This will help protect the original cornicing and dado rails from erosion. See drawings above for more details.

The new plasterboard suspended ceiling will enable us to conceal new electrical and mechanical services.

Ceiling Finishes & Sections (First Floor)

Refer to drawings:

C8S_ 10194.1.20 Ceiling Sections

C8S_ 10194.1.19 Ceiling Finishes

Concept Design Workbook's 01

8.5 At present we have stripped away the previous tenants suspended plasterboard ceiling to expose the original ceiling heights/makeup.

Our proposed design intent is dropping a new plasterboard ceiling below the line of the existing perimeter cornicing (approx 150mm off the original ceiling).

Ceiling works:

There is an existing layer of plasterboard fixed to the underside of the original timber joists, we intend leaving this layer in situ and adding another layer on top of this via 150mm deep metal ceiling frame. This will give us a 150mm void between the layers for cables and any services and still preserve (as close as possible) the original ceiling height. The proposed ceiling finish as shown on the drawing above will be white emulsion paint.

Proposed Column Details (Ground Floor)

Refer to drawings:

- C8S_ 10194.0.30A Proposed Column Details
Concept Design Workbook's 01

8.6 At present we have stripped away the previous tenants dry lining partition system around the columns to expose their original character. See existing pictures above. As you can see there are various column heads and paint finishes to each column. The original column finishes seem to have been either painted over many times or detreated over time.

Our proposed design intent is to re-paint the columns in an alkyd-based paint in an appropriate colour scheme. See drawing above (C8S_ 10194.0.30A Proposed Column Details) for full details.

Minor Works Demolition (Ground Floor)

Refer to drawings:

- C8S_ 10194.0.5A Minor Work Demolition
- C8S_ 10194.00.1 Basement kitchen lift location
Concept Design Workbook's 01

8.7 At present we have stripped away the previous tenants CAT B fit out to expose the original character of the building. See existing pictures above.

Our proposed design intent in brief is to remove 2No aspects of the original building as follows

- 01. Remove approximately 1m² of the ground floor make up, to give room for a dumb waiter lift from existing kitchen basement floor to new kitchen ground floor. This is so that the kitchen service can be more efficient, and safe and to reduce the use of the fire exit stairs. The waiter lift will be used to take food downstairs to serve the basement restaurant, bring dry food up from the basement kitchen store and take down dirty dishes and bring up clean dishes for the ground floor restaurant.
-
- 02. Remove rear upper external windowpane so that we have clear access to the back of an existing ventilation duct to run the new kitchen extract into.

External Alterations

- 8.8 The proposed amendments include the following works (please refer to Design and Access Statement, Concept Design Workbook 01):

Drawings:

- > C8S_10194.0.31A External Details
- > C8S_10194.0.33 External Details (Existing)

WORKS IN BRIEF_

- New side light window and double doors
- New openable shop front window/doors
- Relocation of external restaurant signage
- Removal of existing restaurant sign

Our intent is to change the existing shop front windows and doors elevation to fall inline with the original design of the building, by creating: one entrance for the ground & basement restaurant, therefore the existing basement restaurant entrance will be removed and reinstated back to a window side light. See drawing (C8S_10194.0.31A External Details For details.

We then intend only to use the existing double door entrance for access and plan upgrading the doors to new timber framed doors with solid lower and glass upper.

The existing 3no lower window frames are to be removed and replaced with a new timber framed window and door unit, see drawings above for details.

All other minor works to the external facade are shown on the drawings above.

9 Assessment of Heritage Impact

Impact upon Victoria Building

- 9.1 Victoria Building is categorised within the 'High' category for significance value as per English Heritage's Conservation Principles.

External Works

- 9.2 As identified in the building listing, the Victoria Building is designated as a heritage asset due to its significant fabric and design. The proposal for a new lower window and door reconfiguration of the restaurant front, we believe will bring the building back to its original intent and character. By changing 2 No fixed windows to openable doors will enhance the not only the look of the entrance and natural air flow within the restaurant, but more importantly will greatly enhance the cultural vibe on Albert square once open.

Minor signage works by moving the existing circular protruding sign to the centre and onto an existing signage mount will lessen the impact on the architectural look of the façade. By removing the previous tenants internal suspended ceiling and retaining as much as possible the original internal ceiling height, this will return and open up the upper arched windows back to their original clear glass look will again bring the facade back closer to its original design intent.

As such the impact upon the listed building will be only enhanced back to its original beauty and architectural form.

Internal Works

- 9.3 The changes proposed relate predominantly to the interior of the building. The structural walls in the interior area are predominantly covered up by dry lining and upon further investigation on strip out there were coving, part timber mouldings and timber beam down stand cladding, and some tracers of marble. The original existing ceiling was covered up by a tile suspended ceiling system but through investigation from removal it can be confirmed that there seems to be small elements of the original coving and feature column capitals. Within the main restaurant area, the existing floor covering is carpet and within toilets the flooring is vinyl. The original floor of the ground and 1st floors is found to be a suspended timber joist construction with t & g boarding.
- 9.4 There are no original lights to be found and the new lighting includes pendant ceiling light, wall lighting and emergency ceiling mounted light. We feel the interior elements (coving, columns, timber mouldings and down stand beam cladding) are deemed to be of heritage value and therefore will be untouched and ventilated by a vented suspended plasterboard ceiling for future preservation.
- 9.5 As discussed previously, there is a need to remove just under 1m² of the existing/original suspended timber floor to make way for a dumb waiter lift and also remove a windowpane to make way for the kitchen extract. We feel these will have minor impact on the heritage value of the building.
- 9.6 The existing columns are covered in a mixture of layers of paint and various worn-out finishes, and it is proposed to remove this cover and expose the original steel column and apply a new alkyd-based paint in an appropriate colour scheme. It is considered that reintroduction of the original column to the restaurant floorspace will enhance its internal environment. Considering the above considerations, the internal nature of the proposals and the reversibility of the changes, it is considered that the proposals will have a minor negative impact upon the Heritage value of the listed building

Impact upon Albert Square conservation area

- 9.7 The application site sits within Albert Square conservation area.
- 9.8 Importantly, the proposed development proposes slight external works of the windows and doors, which it is intended to reconfigure the layout back to its original intent as

previously discussed. This improving the existing architectural heritage and greatly improving the visual impact on Albert Square.

- 9.9 The removal of the existing sign above the door and moving of the existing sign to a central existing sign bracket. As such it is considered the proposed changes will have a negligible impact upon the conservation area and the setting of other listed buildings.

10 Summary

- 10.1 To summarise and conclude this report it is necessary to return to the policy context which sets out the scope and purpose of the heritage assessment.
- 10.2 The NPPF requires the significance of heritage assets affected to be described. This has been done in the preceding sections. The significance of assets is described, in order to assess the impact upon them. The Conservation Area and Victoria Building are of high value. It is necessary to describe the impacts of the proposed development on these heritage assets. It has been considered that there will be a negligible impact on the Conservation Area and the setting of surrounding listed buildings, and no negative impact on Victoria Building.
- 10.3 As such it is not considered that the proposals represent minor impact to the character of the conservation area or the listed building. We feel our proposals are helping to preserve the original character of Victoria Building and therefore only improving the Conservation Area and complementing the setting of surrounding listed buildings.