



207 Deansgate, Manchester
DESIGN, ACCESS AND HERITAGE STATEMENT

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1.0 Executive Summary

- 1.1 This Heritage Statement has been prepared to support a listed building application for the conversion of Bootle Street / Deansgate Unit, first floor, Onward Buildings, 207 Deansgate, Manchester from office to dental surgery.
- 1.2 An application for change of use is not being sought as offices E(g)(i) and Provision of medical or health services E(e) fall within the same use class.
- 1.3 The Heritage Statement has been prepared in support of the Listed Building planning application due to the Onward Buildings Grade II Listed Building status, and the building being located within the Deansgate/Peter Street Conservation Area.
- 1.4 The proposed works will entail minimal intervention and impact upon the historic fabric and the conservation area.
- 1.5 The works proposed to the fabric of the building are assessed as having less than significant harm, as the most significant elements of the building are preserved, retained and unaffected by the development proposals. The impact upon the conservation area as a whole is also assessed as having less than significant harm.
- 1.6 Please refer to drawing 2022 – 207 – 003 for location and site plan.

2.0 Conservation Area and Context

- 2.1 With regard to Conservation Areas, statutory provision is contained in s.72 (1) of the Listed Buildings Act, which states that the basic conservation area duty is as:

‘In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’

- 2.2 Section 69 of the Act imposes a duty on local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 2.3 There are now more than 10,000 conservation areas in England. Whilst listing procedures are focused on the protection of individual buildings, conservation area designation is the main instrument available to authorities to give effect to conservation policies for a particular neighbourhood or area. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.
- 2.4 This assessment has been prepared taking into account the advice and information contained within:
- The National Planning Policy Framework.
 - Manchester Core Strategy 2012 to 2027.
 - Historic Environment Planning Practice Guide, 2010.
 - A Charter for English Heritage Planning and Development Advisory Services, 2009.
 - Development Management Policy Annex on Information Requirements, 2010.
 - The Planning (Listed Buildings and Conservation Areas) Act, 1990.
 - The extant 'saved' Unitary Development Plan Policies 2012.
 - Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

3.0 Assessment of Heritage Significance

- 3.1 This section reviews the Significance of the Grade II Listed Building set in the context of the wider Deansgate Peter Street Conservation Area.
- 3.2 The Onward Buildings are located within the centre of the Deansgate/Peter Street Conservation Area that was designated in 1985.
- 3.3 The general character of the Deansgate/Peter Street Conservation Area is derived largely from the fine Victorian and Edwardian buildings erected along the Conservation Area's main thoroughfares such as Peter Street and Deansgate.
- 3.4 Deansgate is the longest and straightest street in the city centre and consequently there is a distant view to the north showing the tower of the cathedral framed by buildings on either side. To the south, railway viaducts in Castlefield cross Deansgate and terminate the view.
- 3.5 The heritage character of the Deansgate/Peter Street Conservation Area is dominated by the fourteen listed buildings located within the area, including many places of assembly such as the Grade I listed John Rylands Library and the Grade II listed Albert Hall.
- 3.6 The construction of earlier buildings in the city centre are constructed from a wide range of high quality materials such as stone, red/orange brick, terracotta and faience. The buildings are generally fenestrated by predominantly vertically proportioned sash windows set well back from the external face of the building.
- 3.7 The current character of this part of the Deansgate/Peter Street Conservation Area is generally one of high quality, large footplate commercial buildings interspersed with a mixture of smaller buildings on a well-defined early street grain. The conservation area terminates at the point where the grain and density has been destroyed due to bomb damage during the Second World War, to the south of the site running along Deansgate.

4.0 The Onward Buildings

- 4.1 The Onward Buildings are typical of many of the Victorian Listed Buildings found in the Conservation Area, with the building covering most of the land area of the site, and incorporating corner entrances which are typical to Manchester.

- 4.2 The Onward Buildings were listed on 6th June 1994:

English Heritage Building ID: 388092

- 4.3 The Listing is described as:

Band of Hope building, now shop and offices. 1903-5, by Charles Heathcote. Red brick with dressings of yellow terracotta, slate roof. Rectangular plan at right-angles to street, with rounded corners. Free Baroque style. A 4-storey 5-window facade, symmetrical, with banded ground and 3rd floors, prominent bracketed cornice, hipped roof with banded chimneys to the front and sides. The ground floor has a central round-headed entrance arch with cavetto surround and keystone enriched with foliation, mask, and raised lettering "BAND OF HOPE", a curved balcony over the arch with wrought-iron railings, and a wide segmental-headed window each side; the 1st floor and 2nd floors have cross-windows, those at 1st floor taller and with eared architraves and triple keystones, and those at 2nd floor with shouldered architraves and single keystones; the 3rd floor has keyed oculi; and above the cornice is a flat-roofed dormer between the chimneys. The corners are chamfered at ground floor and curved above, with similar windows at 1st and 2nd floors only and applied lettering "ONWARD BUILDINGS" between these windows. Returned sides similar but simpler. Interior reported to have meeting hall with plaques or tiles of Lancashire Temperance Societies.

History:

Built for federation of Temperance Societies.

- 4.4 The text above the front door reads 'Band of Hope.' The Band of Hope Union was an affiliation of Temperance groups campaigning against the consumption of alcohol by children.
- 4.5 Internally the main roof of architectural significance is the tiled room on the top floor of the building. This room accommodates a number of green tiles that mark the 'Districts, Organizations and Groups who made Special Contributions for the Erection of the Band of Hope Building'.
- 4.6 The building currently comprises 2 retail units at ground floor level with upper floors now comprising individual let and unlet office units, a dental practice and communal toilet facilities.

5.0 Existing Development and Scheme Background

- 5.1 The proposed unit is situated on the corner of Deansgate and Bootle Street at first floor level.
- 5.2 The current use is vacant office space.
- 5.3 The unit forms part of a larger vacant office space.
- 5.4 The space comprises one large open plan office space together with a small kitchen to the rear of the space. The volume of the office is spacious, with 4.29m high ceilings, and retains many original features such as timber architraves, window frames, skirting boards and cornices. Modern radiators and ceiling mounted pendant uplighters appear to have been installed within the last 20 – 25 years. Likewise, the kitchen is clearly a later addition, comprising modern kitchen units enclosed in a half room height walled enclosure. Please refer to photographs below.
- 5.5 Dental practice 207 Dental occupies the adjoining rear first floor unit fronting Bootle Street. With increasing demand, it is their intention to expand their practice into the proposed unit.

6.0 The proposals

- 6.1 Drawing 2022 – 207 – 001 highlights the current relationship between the current dental practice and the proposed unit.
- 6.2 The proposal is to re-connect the two units by way of an existing door. The doorway is currently closed off on the surgery side with a demountable timber boxed enclosure, which also contains a small amount of mechanical and electrical plant and pipework. The original door and frame are visible within the proposed unit, and it is the intention that it is brought back into use. On the existing surgery side, the boxed enclosure is to be adapted to allow access.
- 6.3 The proposed space is to be subdivided as shown on drawing 2022 – 207 – 002, comprising 2 additional dental surgeries, separated by a new kitchen, donning & doffing room and staff room.
- 6.4 All new partitions are to be metal stud walls with plasterboard and skim finish. Fixing of the metal framing to existing walls and floor is to be carried out with minimal impact on the existing fabric, thus preserving as much of the original building as possible. No demolition of any original walls is required. Please also refer to drawing 2022 – 207 – 004 for typical construction details.
- 6.5 A new suspended ceiling is to be installed at window transom height, so as not to impact on the existing windows or secondary glazing. As with the new partition walls, fixings are to be the minimum needed into the existing soffit so as to preserve as much of the original features as possible.
- 6.6 New raised floors are proposed in the surgeries in a similar fashion to the current treatment rooms, to allow power and drainage to be provided without penetrating or damaging the existing first floor slab.
- 6.7 Likewise, the raised floor is to stop short of the existing external walls to form a service trench, preserving all original skirting boards.
- 6.8 All new proposed installations are to be designed to be simply and easily removed or adapted in the future with minimum impact on the original fabric and construction details, preserving the history of the original building as far as is practicably possible.
- 6.9 No alterations to the external fabric of the building are envisaged.
- 6.10 Redundant doors located within the existing party wall are to be closed and locked shut.

7.0 Assessment of Impact

- 7.1 This section considers the impact the proposed development would have on the significance of the heritage asset.
- 7.2 The intention of the applicant is to retain as much of the architectural detail as possible of the original Onward Building in order to preserve its construction and history.
- 7.3 The internal arrangements have been designed in such a manner to maintain the special character and appearance of the Listed Building and the wider Conservation Area.

8.0 Conclusion

- 8.1 This Heritage Statement provides evidence of the significant assessments undertaken by the applicant to inform the detailed internal design alterations being proposed as part of this application. The alterations to the Grade II Listed Building preserve the significance of the historical asset within the context of the Conservation Area.
- 8.2 The proposals present an optimal response to secure the long-term viability of the building whilst respecting the significance of the Grade II listed building. The alterations enhance and better reveal the significance of the Onward Buildings. This application should, therefore, be treated favourably in accordance with the guidance contained within paragraph 137 of the National Planning Policy Framework.