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HERITAGE STATEMENT ADDENDUM

KING STREET CHAMBERS

REVISION	-
DATE ISSUED	DECEMBER 2025
PROJECT REF.	2050

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET
MANCHESTER • M1 3PW

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Image 1: Photograph showing the building from Deansgate.

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1.0 INTRODUCTION

1.0

INTRODUCTION

This is an Addendum to the Heritage Statement produced for King Street Chambers. Planning and LBC were granted for roof and minor elevation works in 2024 (140769/LO/2024) Since commencing on site it is apparent that the existing roof lantern requires replacement and this document refers to that change only. The statement was written by Atelier MB in December 2025 and its author is Laura Jessup, MA History and Theory of Architecture, PGCert, Conservation of the Historic Environment.



Image 2: Aerial image of the property showing the altered roof with central pyramid roof light, before recent works commenced.



Image 3: Contemporary photograph showing King Street and Ridgefield, before recent works commenced.

2.0 LOCATION + DESCRIPTION

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LOCATION

The property fronts the eastern side of Deansgate (95-103) and King Street (8-14) in the main retail area of city centre Manchester. To the rear of the block is Ridgefield, with King Street and South King Street running to either side. The building has two principal facades, with arch headed entrances to 8 and 12-14 King Street and a number of entrances to the individual retail units on Deansgate, including one to the main splayed corner. The elevations to Ridgefield and South King Street are secondary.

DESCRIPTION

The building is four-storeys, dating from the late 19th century. The two principal facades (King Street and Deansgate) are of sandstone and the Ridgefield and South King Street elevations are red brick, showing an archetypal hierarchy of materials. Its style is also typical of Manchester architecture of the period, with the use of canted corners and Gothic styling with vague Italianate references. The design is formal with arched windows to lower floors, and square-headed windows to the top storey. The ground floor features (altered) shop frontages to the two principal facades, and a cornice over. The roof has been re-covered with modern tiles and is no longer in its original form, with flat areas added to front and rear and a central pyramid light. Chimney stacks are no longer present but the top pediment remains to the Deansgate facing side. An extract from the Grade II listing is included here.

SJ8398SE DEANSGATE 698-1/27/102 (East side)

03/10/74 Nos.95 TO 103 (Odd)

GV II

Includes: Nos.1 TO 5 SOUTH KING STREET. Includes: Nos.4 TO 14 KING STREET. Commercial block with chambers over shops. c.1870-80, altered. Sandstone ashlar facades and brick rear (roof not visible). Large trapeziform plan on island site. Muted eclectic style with some Gothic features. Four storeys, 5 bays, symmetrical, with cornice over ground floor, sill-bands to the upper floors, modillioned cornice; C20 shops at ground floor; coupled windows on all upper floors, round-headed, segmental-headed and shouldered on successive levels, all with hoodmoulds except at top floor, but the centre accented with differing fenestration: at 1st floor, a 2-light window in a round-headed arch with shafts, keystone and prominent cornice on brackets; shafts with carved capitals to those at 2nd floor; and a 3-light window at 3rd floor; and a tall pedimented dormer above, with round-headed 2-light window. North return has alternate bays slightly projected, with round-headed 2-light windows at 1st floor but otherwise similar fenestration. Interior not inspected.

Listing NGR: SJ8367698298

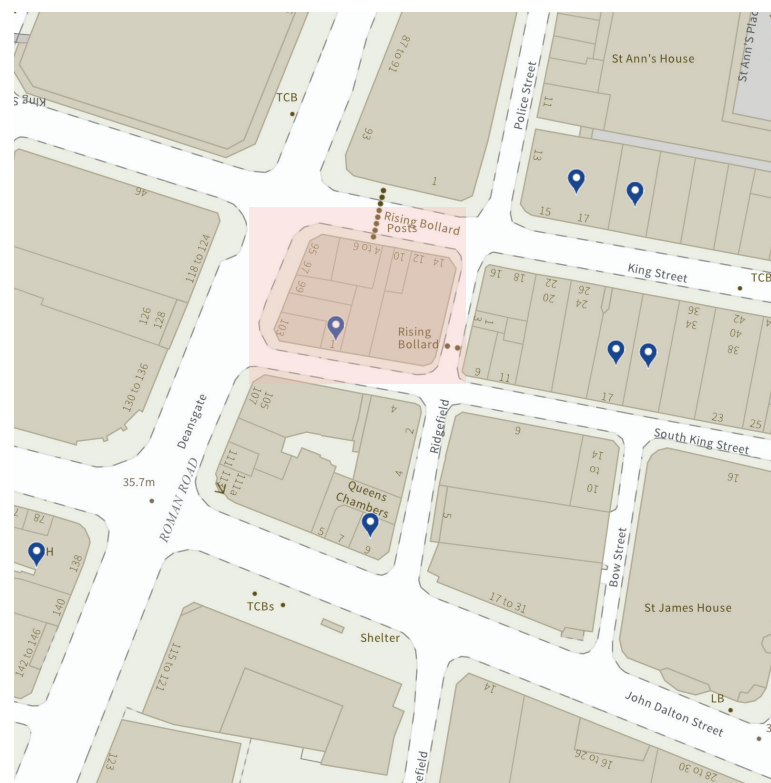


Image 4: Location of King Street Chambers, with all listed buildings marked in blue.

3.0 HISTORY

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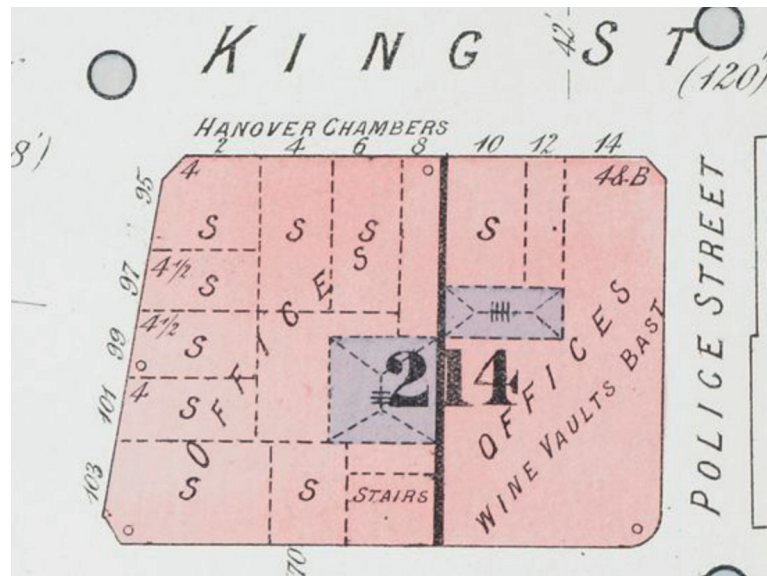


Image 5: Extract from Goad's Insurance map, 1886.



Image 6: Historic photograph of building, as viewed from Deansgate in late 19th century.

The fuller history of the building can be found in the original Heritage Statement, a synopsis of which is included here. King Street Chambers dates from the later decades of the C19 and was constructed as retail units to the ground floor, with office accommodation above. It is one in a series of high-quality commercial buildings which line Deansgate, a main thoroughfare in central Manchester.

The site sits in the St Ann's Square Conservation Area which was designated in 1970 and Deansgate Conservation Area is immediately to the South. Both areas contain a diverse mix of architecture with an overall high quality of design and, along with Upper King Street Conservation Area, form the core of the Victorian city.

Archival references show the building itself was previously known as Hanover Chambers. Historic images show that the roof form was altered in the 1980s (the historic roof form can still be seen in 1980 photographs but not in those from 1990). Changes involved the removal of the original roof and its replacement with a simpler hipped form. In addition, a glass lantern rooflight with slate sides was added and two areas of flat roof created, both covered in long runs of lead. The chimney stacks were also removed at this time. The new roof was covered in composite tiles, which themselves have been subject to a series of repairs and replacements.

In 2014, the upper floors have been refurbished as apartments, with ground floor units remaining in commercial use, tenanted by various retail and food and drink outlets.

Recent permitted works involve the replacement of the roof covering and a number of minor external repairs. Works are currently on-site.

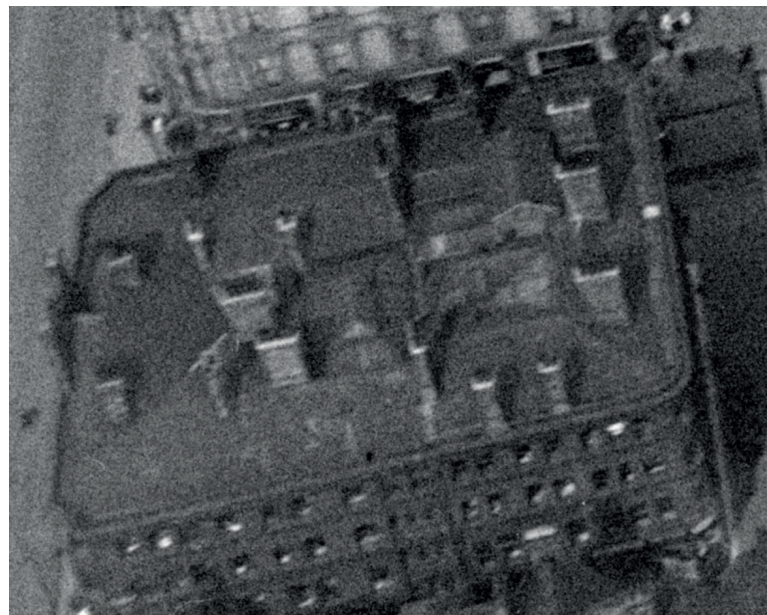


Image 7



Image 8



Image 9



Image 10



Image 11

Photographs showing the changes to the roof.

Image 7: 1927, Aerial photograph showing original roof form.

Image 8: 2024, Contemporary image of roof.

Image 9: 1990, Aerial image of altered roof.

Image 10: 1950s, Photograph showing roof level with chimneys along King St.

Image 11: 1980, Photograph showing roof level with chimneys removed.

4.0 SIGNIFICANCE

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The heritage significance of the building is discussed in full in the original Heritage Statement. This section focuses on the lantern rooflight.

The building has a degree of heritage significance, as demonstrated by its Grade II listed status. There is a high level of aesthetic and historical value to the elevations and the property is a good example of its type and period. It reflects the development of wealth and commerce in 19C Manchester and the accompanying formal architectural design style of the period and a group value with commonality between historic buildings in the immediate part of the Conservation Area.

The roof is an important component of the building. The change to a hipped design with central roof lantern and loss of chimneys (as evidenced by archive aerial images) have simplified its form and eroded its significance, removing original decorative architectural features and altering the characteristic roof-scape. Whilst roof repairs currently underway will result in a clear enhancement to the condition of the asset, further investigation has revealed the roof lantern to be in poor condition and in need of replacement.

The lantern dates from the 1980s and has negligible heritage significance, being a much later addition. Its poor condition is contributing to the general risk of damage to the roof and the interior fabric.

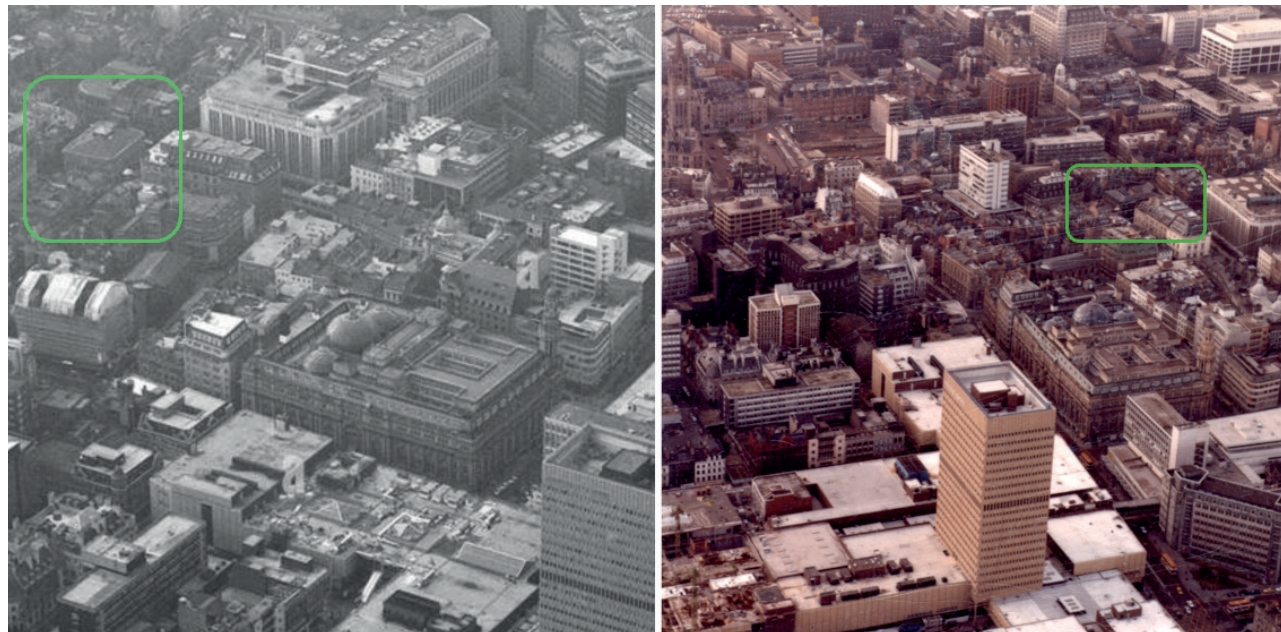


Image 12/13: Roof lantern visible in 1990 archive aerial view, and original form present in 1980s aerial view (no lantern light).

5.0 PROPOSALS + IMPACT

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Image 14: Existing rooflight in poor condition glazing bars and glass.



Image 15: Wider context of lantern position on roof, taken before current works commenced.

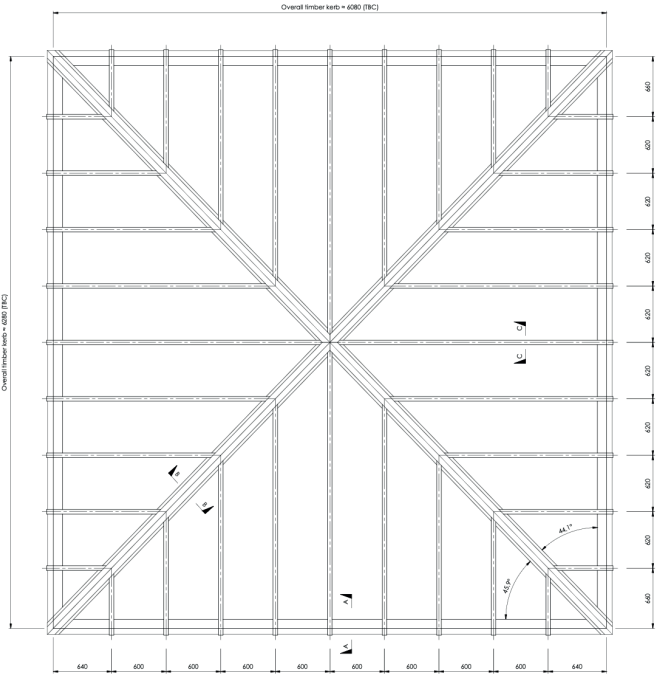


Image 16: Proposed new hipped rooflight design.

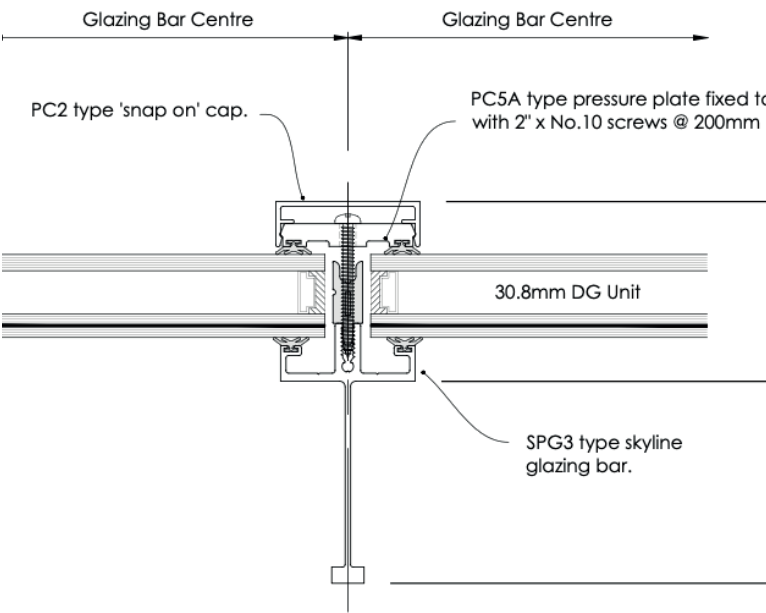


Image 17: Proposed new hipped rooflight glazing and glazing bar junction detail.

The proposals are primarily intended to address the poor condition of the roof lantern.

The proposal is to carefully remove the existing non-original frame and glazing which sit on top of upstand walls and replace the lantern with a new, bespoke version which is constructed in similar materials to a similar design with a metal framework and glazed panels.

The glazing bars will feature a finned aluminium alloy profile, considered to be sensitive to the age of the building. Aluminium glazing bars will be powder coated in a grey colour, rather than the ox blood finish currently used, to ensure the proposals are more in-keeping with the surrounding fabric.

Clear double glazing units will be used, made up of a toughened glass outer leaf and laminated safety glass. This will ensure that natural light can continue to enter the interior.

The proposals are intended to safeguard the asset into the future, minimising the risk of further deterioration and loss of significant fabric. To this end they represent an enhancement to the building and Conservation Area. These proposals are not considered to represent any degree of harm to the significance of the listed asset and will be an enhancement to condition and neutral in their visual impact.

6.0 PLANNING CONTEXT

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The main heritage planning considerations affecting this site are its Grade II listed status and its position within the Conservation Area.

The legislation concerning built heritage is contained within Planning (Listed Buildings and Conservation Areas) Act 1990. Government Policy is set out within the National Planning Policy Framework (NPPF). Local planning policy is set by Manchester City Council.

Statutory legislation states that special regard should be given to 'the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.' Clause 66. Planning (Listed Building and Conservation Areas) Act, 1990.

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed.

This report meets the requirements of NPPF, paragraph 207, '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'.

Paragraph 210 states,

'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'

The significance of this building will be retained and enhanced through repair and improvement. Works are considered compatible with historic fabric and significance there is no harm resulting from the proposals. Replacing faulty fabric has the benefit of retaining and enhancing the asset and is an improvement to the Conservation Area.

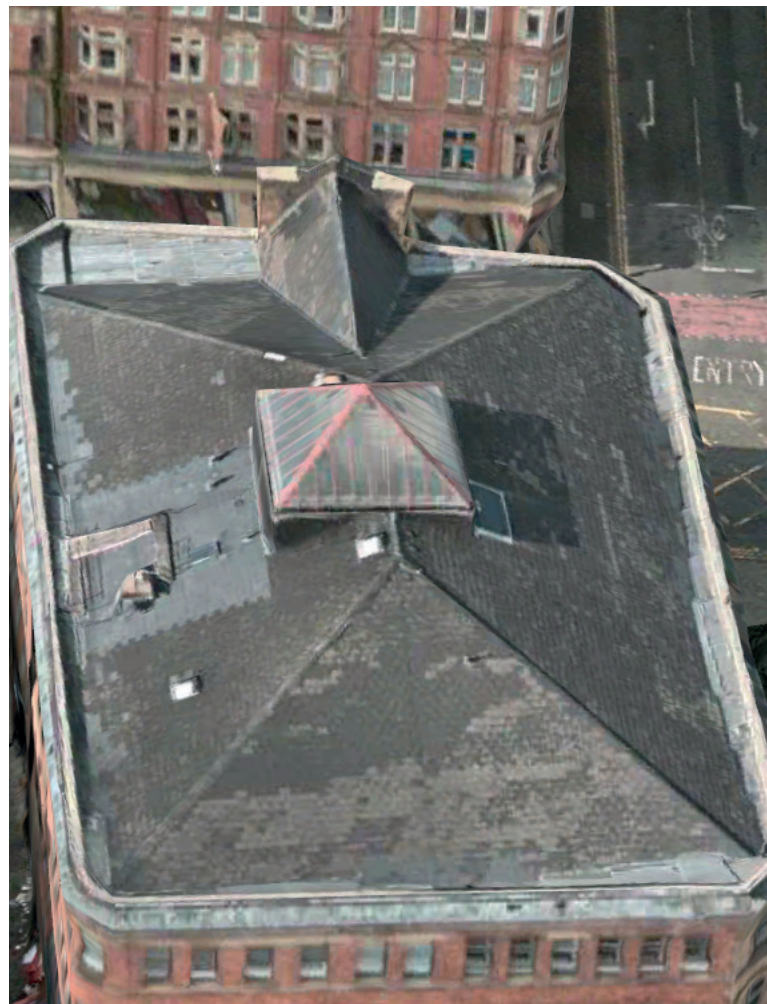


Image 18: Aerial image of roof, 2024.

Paragraph 212 states, 'When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'

Proposals have been designed to protect and conserve the building, reducing the risk of harm from water ingress.

Paragraph 215 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.'

Proposals are not considered to result in any level of harm to the asset and bring substantial benefits. They are seen as necessary, proportional and sympathetic to historic fabric and significance.

Local Manchester City Council policy follows the principles established in the NPPF and is contained within the Local Development Framework Core Strategy, 2012. Of particular relevance are CC9, which states that development should preserve or enhance listed assets; and EN3 which states the Council will encourage development that complements and takes advantage of historic and heritage features of neighbourhoods.

Places for Everyone is Greater Manchester's joint development plan. Policy JP-P2 relates to heritage and states that particular consideration will be given to ensuring 'the significance of key elements of the historic environment which contribute to Greater Manchester's distinct identity and sense of place are protected from harm' and that positive management and integration of heritage should be informed by 'delivering positive benefits that sustain and enhance the historic environment as well as contributing to the economic vitality, accessibility and environmental quality of a place.'

The proposals are considered to accord with local and national policy.

7.0 CONCLUSION

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These proposals are designed to address ongoing issues with the roof, which has undergone significant alteration in the last decades of the 20th century. The existing lantern light is considered to have reached the end of its life and requires replacement.

Proposals seek to carefully remove the existing failing element and replace it with a new alternative, in a similar design, ensuring the building is protected against water ingress.

The design approach and materials suggested are considered to be appropriate to the historic asset.

The changes will not result in any degree of harm to the listed building and its significance and are in accordance with local and national heritage policy.

The replacement of the rooflight will result in an improved condition of the building, safeguarding its future and lowering the risk of ongoing damage to the asset.



Image 191: Detailed view of existing failing lantern light.

OLD PLACES • NEW STORIES

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