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Proposed gas supply and extraction flue

237-239 Deansgate
Deansgate
Manchester
M3 4EN

Heritage and Design and Access Statement

Rev B 28th Nov 2025

(Ammended following discussion with Michael Pearson at MCC)

INTRODUCTION

This Statement offers justification in respect of the principle planning matters associated with a proposal to undertake the installation of a new commercial gas supply and extraction flue to allow the installation of a Marana Forni gas fired pizza oven at 237-239 Deansgate, Manchester M3 4EN.

The property is located in the Grade II listed Deansgate Terrace (Historic England listing ref 1210103) a row of 2 to 4 storey commercial properties constructed by the Great Northern Railway Company.

The Applicants have engaged with officers of the local planning authority (LPA) prior to lodging an application to ascertain if Listed Building Consent was necessary and this application follows the advice provided by the Council in September of this year (pre application advice case officer Sam Elliott).

Following pre-validation checks further details were requested by the Council. A subsequent telecom with Michael Pearson at the Council provisionally agreed the following to address points raised in the Councils letter of the 12th November 2025 :-

"Cross sections of the rear elevation required" – Now provided

"Further details of the impact of the related to the installation of the louvre to the front of the property" – Confirmed that there is no louvre being installed at the front of the property.

"*Further details required of the historical significance of the heritage asset and the impact of the proposed alterations and justification for same*" – Contained within this revised document.

"*The installation of the pizza oven will require listed building consent, provide amended scaled floor plans and internal elevation*" – Now provided, in addition to the manufacturers literature that was originally submitted with the application.

PLANNING HISTORY

Listed building consent was recently granted to remove an internal staircase that connected the ground floor to the first floor (Ref 141909/LO/2025), these works are being undertaken by the Landlord and are out with this current proposal.

PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that planning applications should be assessed in accordance with the development plan unless material considerations indicate otherwise.

Within the context of Manchester City Council, the Development Plan comprises the following documents which are relevant to this application:

- Manchester Core Strategy (2012);
- Manchester Proposals Map (2012);
- Saved Policies of the Manchester Unitary Development Plan (2005); and
- Places for Everyone (2024).

Other relevant documents include the National Planning Policy Framework (NPPF), December 2024 Chapter 16 "Conserving and Enhancing the Historic Environment" and Planning Practice Guidance (PPG), revised in December 2024.

The main issues in determining any planning application are considered to be the general principle of development. Other issues include heritage matters and design.

PRINCIPLE OF DEVELOPMENT

The Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.

The revised National Planning Policy Framework (NPPF) came into effect in December 2024. The NPPF in Chapter 2 sets out a 'presumption in favour of sustainable development'.

It states that there are three dimensions to sustainable development: economic, social and environmental. The economic role should contribute to building a strong, responsive and competitive economy, while the social role supports strong, vibrant and healthy communities. The environmental role should contribute to protecting and enhancing our natural, built and historic environment and includes the prudent use of natural resources; minimising waste and pollution; and mitigating and adapting to climate change including moving to a low carbon economy.

The NPPF requires LPA's to plan positively for new development; to deal promptly and favourably with applications that comply with up-to-date plans and national policy; and wherever possible to approve applications where plans are absent, out-of-date, silent or indeterminate.

The NPPF states that proposals that accord with the development plan should be approved without delay unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'.

THE SIGNIFICANCE OF THE HERITAGE ASSET

Deansgate Terrace was constructed by the Great Northern Railway Company, forming a long and continuous range of shops and offices to hide the western aspect of the goods station from Deansgate. The ground floor was occupied by a range of general shops with one glazed frontage, a single room, and a fireplace in the corner in each.

The terrace of 34 original shop units, some of which have now merged to form 29 units in total, are Grade II Listed and the arched entrance into the Former Goods Yard at the junction of Peter Street and Deansgate falls within the southern boundary of the Peter Street Conservation Area. Like the Great Northern Warehouse, the terrace yields high evidential, historical, aesthetic, and communal value.

It is one of the longest in length listed buildings in the country, forming a unique and continual range of shops, of which the regular rhythm of its fenestration and shopfronts contributes to its significance.

The terrace is constructed from red brick with poured concrete floors encasing steel beams to form structural down stand beams, which were skimmed with plaster and finished with a simple chamfered edge. Examples of this original finish can only now be found in some rooms on the third floor of the building.

The Deansgate elevation is rhythmic across the streetscape and includes a linear stone and red brick bandings along the entire elevation from ground to third floors. Each modern shop front is similar, made up of glass and metal, however the location of entrance doors from Deansgate differs from shop to shop.

The rear of the shops is more functional, as this elevation was not designed to be viewed, other than from the warehouse good yard and warehouse to the rear. It is also red brick, likely a cheaper version of that used along Deansgate.

Although not in a Conservation Area, the Warehouse and Deansgate Terrace provide views from and into the Peter Street Conservation Area located directly to the north. The site is also located directly east of the Castlefield Conservation Area, which borders the Deansgate Terrace to the west.

Significant works were undertaken to the terrace in 2000, which includes a raised concrete walkway to the rear of the shops, up a set of stairs from Great Bridgewater Street, and punched through the terrace to the south of 249 Deansgate. This provided access from the rear to the Deansgate south terrace upper floors.

Internally, the units were stripped back in the year 2000 when the wider site was previously redeveloped. As part of these works, the units were retained as retail and active commercial uses, as per their original use, with offices and storage space occupying the upper floors of the Deansgate Terrace.

The original sash windows and timber shopfronts were replaced in c.2000, their replacements were designed using the original spirit of the design and are of high aesthetic value and contribute to the understanding of the building and its original architectural design.

Although the exposed brickwork and fireplaces to each shop were originally covered with plaster, their exposure in c.2000 contributes to the simplicity of each shop unit. The remaining plastered ceilings to upper floors containing the original plaster finishes and mouldings to beams are of high significance.

The retained original iron entrance gates, and the retention of the open entrance way from Deansgate into the Great Northern Square is of high significance, and yields high historical, evidential, and communal value.

Modern additions, partition walls and staircases inserted as part of the c.2000 refurbishment of the site are of no significance. The removal of the internal staircases connecting the ground and first floors within 237/239, 241, 243, 247, 249 and 283 has already been approved by the Council .

DESIGN AND ACCESS

The proposals are to install a new gas supply to the property as detailed in the Cadent documentation that accompanies this application.

The position of the new gas supply is dictated by the availability of the gas main (there are no gas mains to the rear / East elevation of the property) and the protocols dictated by the utility supplier.

As the property has a basement without natural ventilation Cadent (the utility supplier) will only install a new gas supply that terminates via a 63mm dia gas main pipe directly adjacent to the front elevation (see PECAT details in appendices and accompanying drawings).

The gas main will terminate just below the window sill and a steel pipe with then be taken through the timber louvre to connect to a commercial gas meter located a low level on the internal face.

The exposed gas main will be sleeved in grey pvc (see PECAT detail) to match the paint finish to the adjacent windows / doors.

The applicant can also clad the gas main with 18mm external grade ply and paint same grey to match the existing joinery (in a similar manner to the gas main installed at No.227) should the Council consider this more acceptable.

The extract grille to serve the flue for the Marana Forni gas fired pizza oven. The extract grille will be installed in the rear (East) elevation of the property.

The extract grille is 350x350mm in area and will sit flush with the existing external face of the masonry on the rear (East) elevation.

The extract grill comprises galvanised steel.

The flue will be routed to exit via one of the existing internal arches on the rear elevation where the rear masonry walling is just 235mm thick. The joints of the existing facing brickwork will be carefully raked out where the 260mm dia twin wall flue exits through the rear masonry wall, and bricks removed and cleaned for re-use. Once the flue is installed the salvaged facing bricks will be carefully cut around same and re-pointed using matching black ash lime sand mortar.

It is considered that the proposals can be supported under current policy. The proposals take full account of policies within the LP, CS, NPPF and PPG.

HERITAGE MATTERS

The property is Grade II listed. The listing schedule is shown in the appendix.

The location of the new commercial gas supply is entirely dictated by the utility supplier and whilst the applicant has requested that it goes directly into the basement the utility supplier has advised that they will not do so as the basement has no natural ventilation.

The applicant notes that other properties in Deansgate Terrace (No.227) have had commercial gas mains installed in a similar location.

The proposed grille for the extract duct will be located in an area already heavily serviced with other grilles / flues / condenser units etc and these should be taken into consideration when assessing the negligible aesthetic impact of this proposal.

ASSESSMENT OF IMPACT

It is accepted that the removal of approximately 6 No. bricks on the rear elevation to allow the introduction of a flue and the drilling oof a 50mm dia hole in the (non original, replaced circa 2000) timber louvre to the front elevation together with the introduction of an adjacent 63mm dia PECAT gas riser and installation of a pizza oven will cause moderate harm to the heritage asset.

However this should be weighed against the benefit of securing a viable long term tenant at the currently vacant site and it is therefor considered that the benefits of the proposal outweigh the modest harm.

CONCLUSION

It has been evidenced that the proposal would provide a sustainable form of development.

The development would also be sympathetic to this Grade II listed building with appropriate detailing as proposed.

The proposal takes full account of the LP, CS and Central Government planning guidance. The LPA is therefore invited to support the proposal.

APPENDICES

PHOTOGRAPHS



Front (West) elevation of application site



Rear (East) elevation of application site



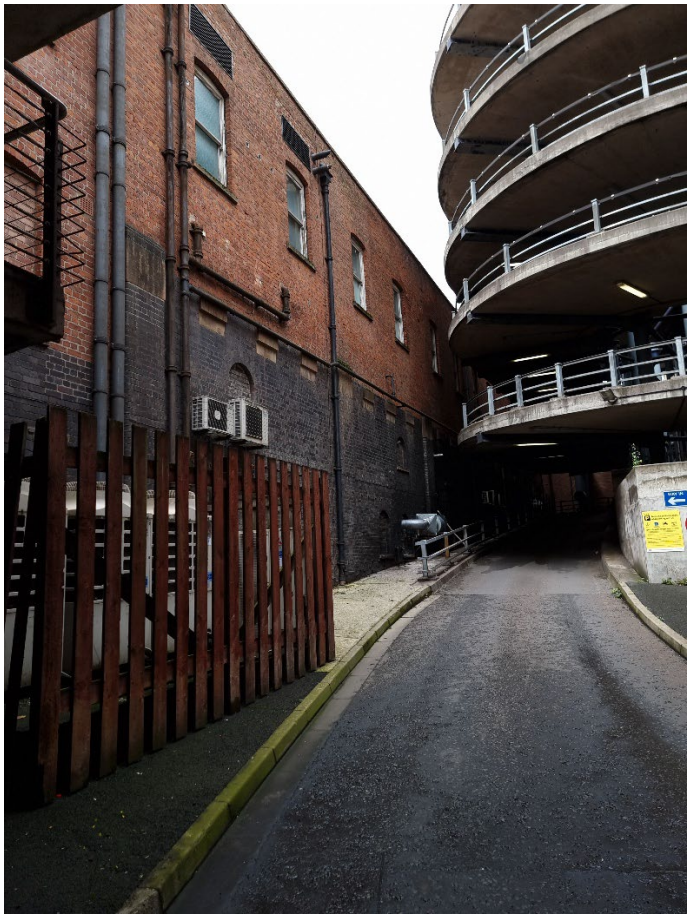
Front elevation of application site showing timber louvres below window sills where 63mm dia commercial gas feed will be installed to pass through the louvres and into the building



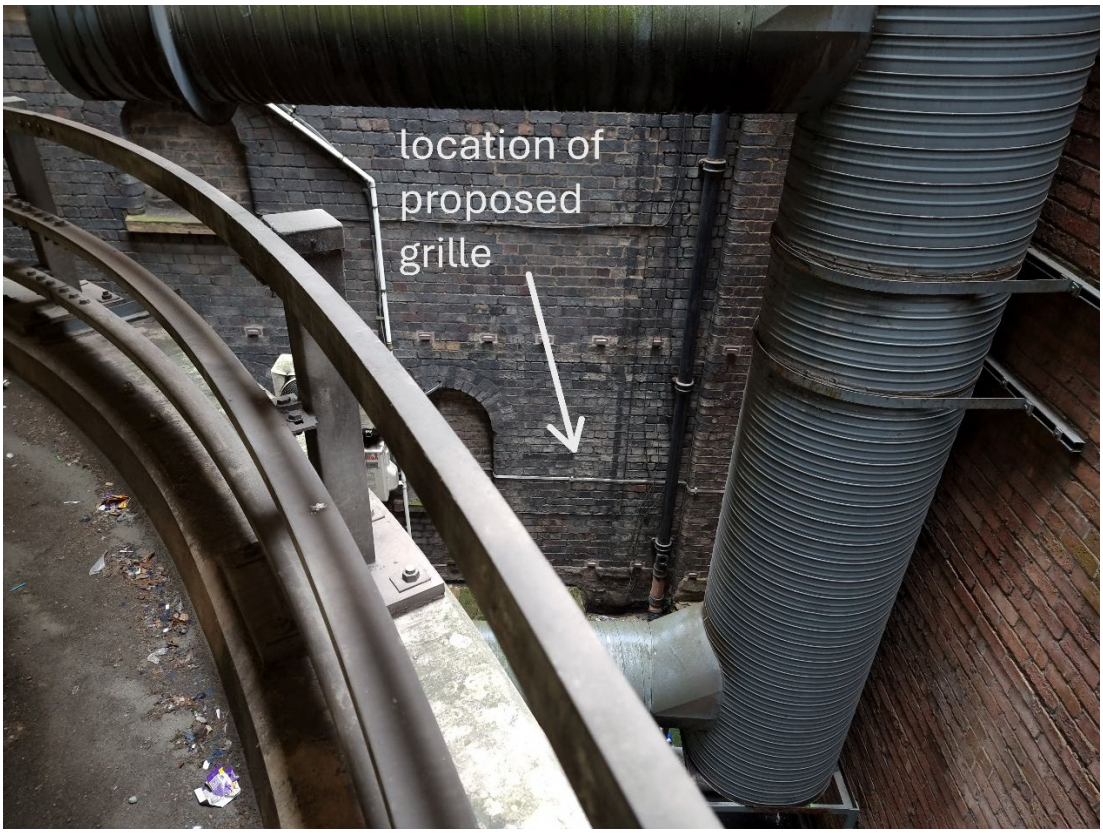
Internal face of rear (East) elevation showing existing arches, the proposed twin wall extraction flue with exit through the arch on the left and terminate with the 350x350mm grilled on the rear elevation.



A similar installation of a commercial gas main has been undertaken at No.227. This property has boxed in the pipework and painted it black. The applicant will consider same to the new gas supply at No.237 should the Council prefer the pipe to be concealed (the boxing out could either be just for the width of the pipe ie approx. 125mm in width or extend from the pipe to the masonry pier to the left



View looking North showing the proximity of the 4 storey access ramp to the 24 hour multi storey car park. The access ramp is located between 1 and 3m from the rear elevation of the application site



View looking West onto the rear elevation of the application site giving the context of the multi storey car park access ramp and the proposed louvre, together with the exhaust ductwork to the right that serves the basement and upper floors of the 4 storey 24 hour car park



View looking North with the rear elevation of the application site to the left , between 1m and 3m from the multi storey 24 hour car park access ramp



Rear (East) elevation of application site showing windows to first and second floors, these have been blanked off internally and provide no ventilation to the respective adjacent accommodation due to being blighted by the introduction of the 24 hour multi storey car park access ramp and associated exhaust systems.

LISTING SCHEDULE