

Barton Arcade, 48 Barton Square, Manchester, M3 2BJ



Design, Access & Heritage Statement

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1.0 Introduction

1.1 The property is **Barton Arcade**:

Statutory Address 1: 1 AND 3, BARTON SQUARE

Statutory Address 2: 63, BARTON SQUARE

Statutory Address 3: BARTONS BUILDING INCLUDING BARTON ARCADE, 51-63, DEANSGATE

District: Manchester (Metropolitan Authority)

Parish: Non-Civil Parish

National Grid Reference: SJ 83750 98469

- 1.2 This document has been prepared in support of a change of use & Listed Planning Application for "the change of use of the former Superintendent's quarter to the fourth floor" within the Grade II* listed Barton Arcade.
- 1.3 This document looks to fulfil the requirements of a Listed Building Application in assessing the historic significance of the building and how the proposals might affect the historic significance of the building and the surrounding Conservation Area.
- 1.4 It is felt that the best way of securing the future and upkeep of our historic buildings is to keep them in use. It is accepted that some level of adaption or change may be required to meet the needs of all building users, provided this will not have undue effect on the heritage status of the building. In this context the change of use proposed to Barton Arcade is in keeping with the current use of the building as retail & office space but help to ensure that they are fully accessible to the users of this specific 'back of house' area on the top floor of the arcade. We do not believe that there will be a negative effect on the special architectural status and impact of the building, or on the surrounding Conservation Area.
- 1.5 Separate documents have been produced indicating the proposals for the building and how we believe that change of use and use of removable non-fixed furniture will not affect the building both internally and externally. This report should be read in conjunction with these documents.

2.0 Legislative Content

2.1 **The Planning (Listed Buildings and Conservation Areas) Act 1990**

2.2 A listed building is a building, object or structure that has been judged to be of national importance by virtue of its special architectural or historic interest.

Listing, sometimes also referred to as 'designation', is the act of identifying nationally important heritage sites and affording them special protection through the planning system. Listing can refer to the listing of buildings, scheduled ancient monuments, the register of parks and gardens, battlefields and wreck sites.

Buildings can be listed as:

- Grade I - exceptional interest (2% of all listed buildings)
- Grade II* - more than special interest (5.5% of all listed buildings)
- Grade II - special interest (92% of all listed buildings)

Barton Arcade was designated to be Grade II* in 1972.

2.3 Local Planning Authorities have prime responsibility for taking enforcement steps for a breach of listed building, conservation area and planning controls. They may bring prosecutions, serve enforcement notices or seek injunctions. Prosecutions can provide a valuable deterrent to wilful damage and local planning authorities are encouraged to bring a prosecution where a good case can be sustained.

"if a person executing or causing to be executed any works in relation to a listed building under a listed building consent fails to comply with any condition attached to the consent, he shall be guilty of an offence".

Local planning authorities should set out in their local development plan a positive strategy for the conservation of heritage assets most at risk through neglect, decay or other threats.

2.4 **City of Manchester Development Policies**

2.5 The Manchester Core Strategy Development Plan was adopted on the 11th July 2012 and outlines key planning policies for the 15 years up to 2027. Key policies relevant to the proposed scheme include:

2.6 Policy EN3-Heritage. Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

2.7 Policy CC9-Design and Heritage. 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.

- 2.8 Policy EC1-Employment and Economic Growth in Manchester. The economic role of the City as a driver of growth for the City Region is also one of improving access to employment for communities experiencing some of the highest levels of deprivation in England.
- 2.9 Policy EC2-Existing Employment Space. The Council will seek to retain and enhance existing employment space and sites.
- 2.10 Policy CC4-Tourism, Culture & Leisure. The City Centre will be the focus for culture and leisure in the City Region. Proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported. The improvement of facilities for business visitors will also be supported.
- 2.11 Policy C10-Leisure and the Evening Economy. New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy.
- 2.12 **National Planning Policy**
- 2.13 The National Planning Policy Framework (NPPF) published in September 2023 sets out the Government's planning policies for England and how these should be applied with regards to determining planning submissions.
- 2.14 Section 16 'Conserving and enhancing the historic environment'. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, 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 (or which better reveal its significance) should be treated favourably

Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

3.0 Building Description & History – Barton Arcade

Heritage Category:	Listed Building
Listing Grade:	II*
List Entry Number:	1200850
Date first listed:	25 th January 1972

- 3.1 Deansgate is believed to have been established in the Roman era and gained the current name in the medieval period. The land surrounding Deansgate remained in agricultural use until the early 18th century before being developed during the urban expansion of the city. Deansgate was widened in the late 19th century, at this time several large scale commercial and office buildings were developed. Barton Arcade was one of the first large scale buildings to be developed on this rapidly changing thoroughfare and was completed in 1871.
- 3.2 The cast iron and glass design of the building was influenced by the Galleria Vittorio Emanuele II in Milan and was deemed cutting edge when constructed in 1871. The octagonal dome in the centre is 106 foot tall, manufactured by Macfarlane's Saracen Foundry in Glasgow. The architects were Corbett, Raby and Sawyer. No other listed buildings by Corbett, Raby and Sawyer have been recorded. The building started an architectural trend within the city with similar arcades being built including The Victoria Arcade & The New Exchange Arcade. Neither of which have survived. Barton Arcade is widely renowned as one of the best surviving examples in the country and the only surviving example in the city.
- 3.3 The Council's conservation area appraisal describes the building thus:
- " The Barton Arcade, fronting on to Deansgate and Barton Square, is the City's finest shopping arcade and the only surviving Victorian example in Manchester. It is a four-storey cast-iron framed building with a glazed dome roof and curved internal balconies. The elevations are of brick and stone, but that part on the visual axis of Barton Square is a flamboyant concoction in metal and glass. It is a Grade II listed building"
- 3.4 The Deansgate façade has five stories of stonework and completely masks the glass and iron structure behind. The main entrance to the arcade facing St Ann's Conservation Area Square incorporates a large, cast iron and glass wall.
- 3.5 The Victorian shopping arcade was extremely popular in the late nineteenth century as it was an enclosed, dry and relatively safe space to shop in. The ground floor contains several retail units of varying sizes, the upper floors contain several lettable office suites all accessed off galleried circulation routes which run around the arcade. The ground floor retail units have glazed frontages with ornately detailed corbels with leaf decoration, they help to support the decorative cast iron balustrade above. The decorative architectural features of the ground floor units, including materials, finishes and the original floor tiling has been subtly altered over time, although the general floor plan remains.
- 3.6 The building sustained substantial damage during the Manchester Blitz of December 1940, as a result the cast iron and glazed dome was shattered. The arcade was restored in the 1980s.
- 3.7 The proposed lift installation is located within retail Unit 1 which is close to the glazed entrance façade which faces St Ann's Square, it will rise vertically through the building passing through

3 floors of lettable office suites above. The lift will also travel downwards into the upper and lower basement floors levels into spaces currently used for storage. This new vertical travel will hopefully allow the basement levels to be opened to the public for other events including hospitality and leisure accommodation. The installation will not be detrimental to the ornately glazed shop or office screens or the cast iron balustrades.

- 3.8 The proposed toilet refurbishment is located within the upper basement level; it will serve the new accommodation accessed from the lift installation.

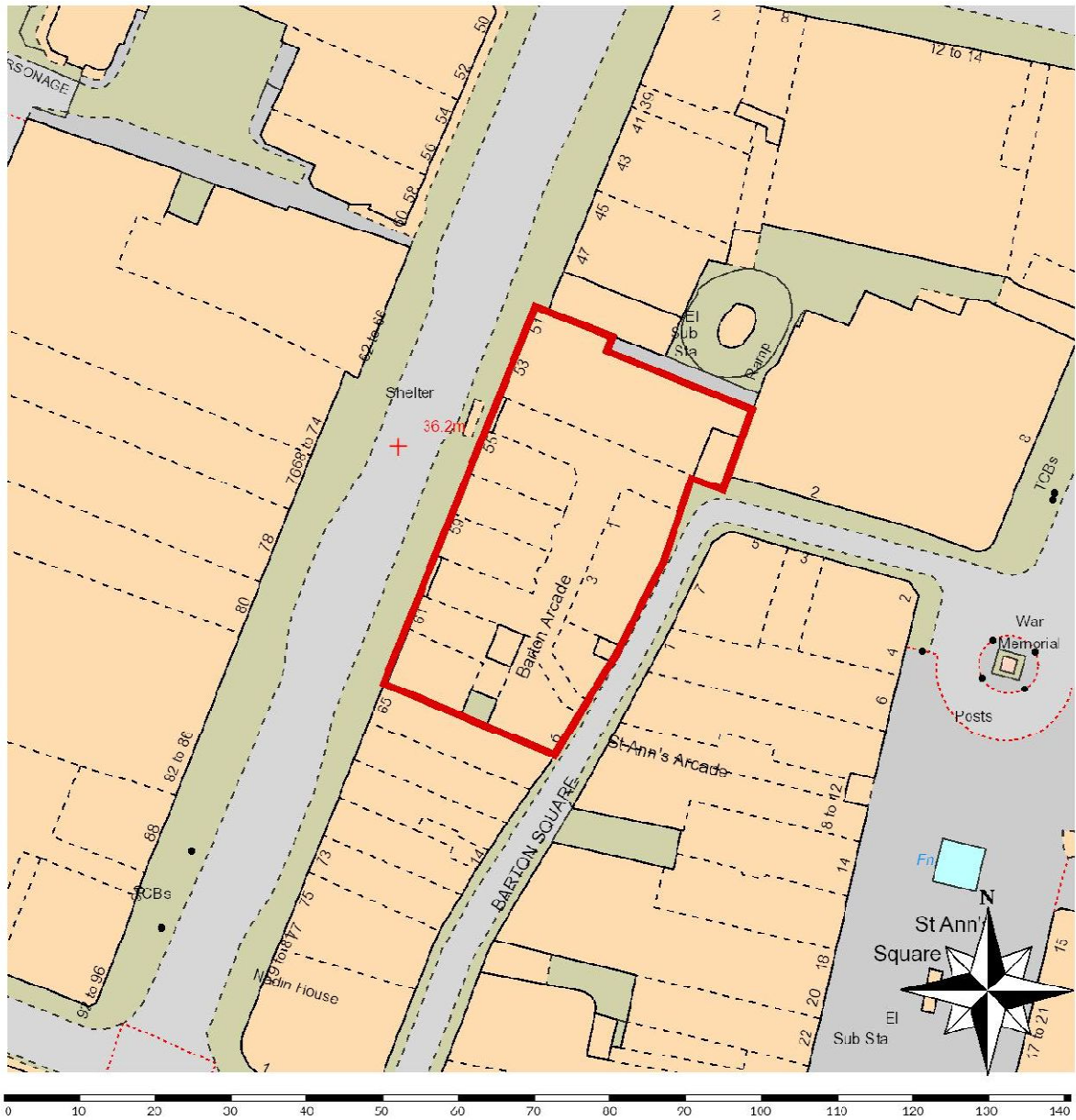


Ground floor retail units with lettable office suites above.



Top picture: Deansgate elevation. Bottom picture: St Ann's Square entrance off Barton Square.





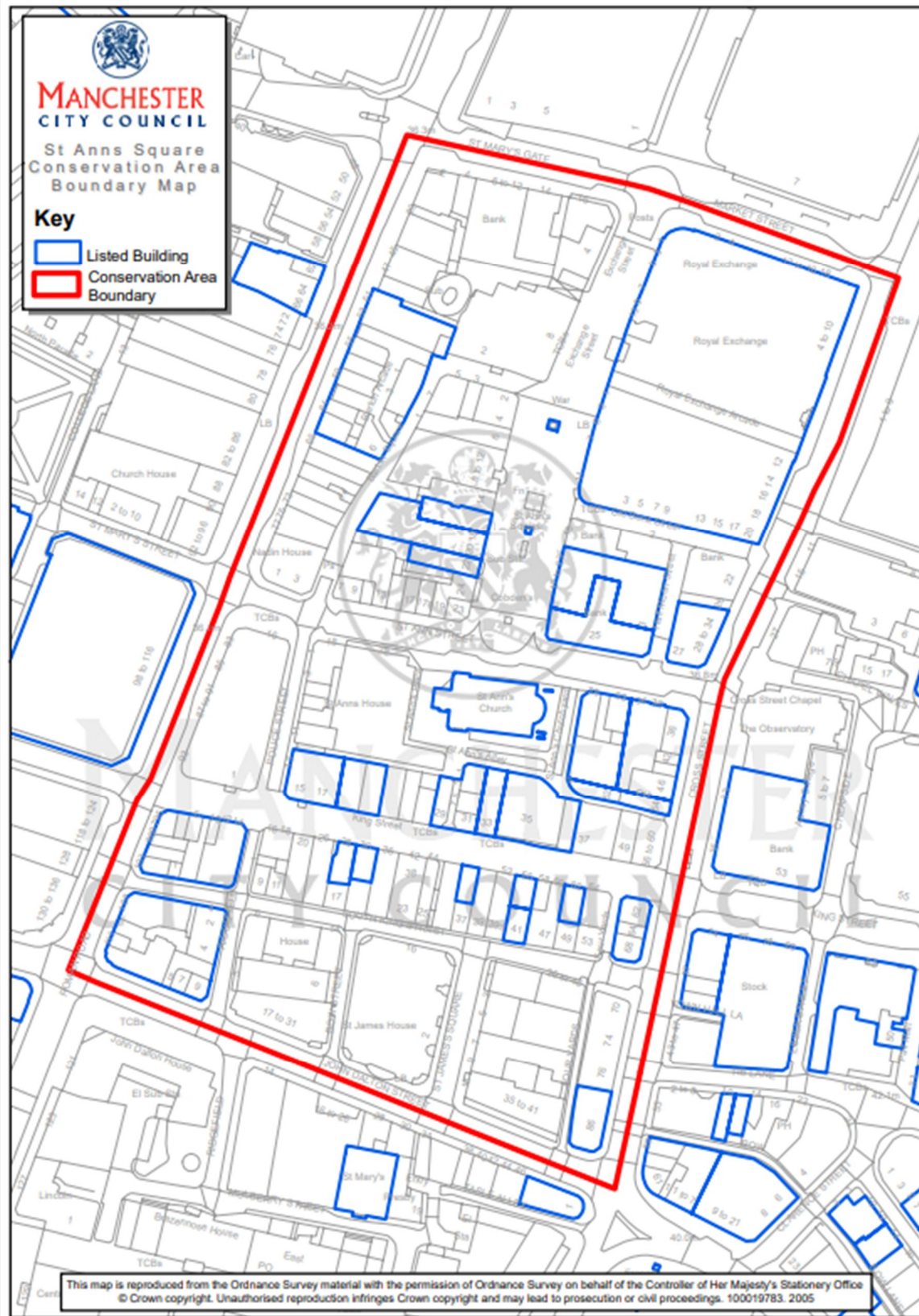
Barton Arcade location plan. Deansgate & Barton Square adjacent streets.

3.9 St Ann's Square Conservation Area – Barton Arcade

- 3.10 The area has changed considerably from when it was recorded back in 1222 that the land was first used by locals for grazing animals.
- 3.11 St Ann's square was the first conservation area to be recognized by Manchester City Council in July 1970. It covers a historical part of the city around St Ann's Square which prior to this was referred to as Acresfield. It is a large open plaza containing many historic buildings. Most of the buildings have retail accommodation on the ground floor with office accommodation above.
- 3.12 Records show that the square was named after the reigning monarch and Lady Ann Bland in 1708. Originally the square was utilized as a marketplace for local farming communities before being pedestrianized in the early 1980s.
- 3.13 St. Ann's Church consecrated in 1712, was Manchester's third after the Church of St. Mary (which is now the Cathedral) and the Cross Street Chapel. The church is still standing today on the edge of the square. St. Ann's Church is one of only fifteen buildings in the city listed as Grade I.
- 3.14 The prominent Royal Exchange building is the third on the site and was constructed in 1874. It was altered during World War 1 and then bombed in World War 2. It was later adapted to create shops and a theatre complex before being damaged again in 1996 by a terrorist explosion.



St Ann's Square. Barton Arcade is to the rear of the square.



St Ann's Square Conservation Area. The boundaries are Deansgate, St Mary's Gate, Market Street, Cross Street & John Dalton Street.

4.0 Planning History

4.1 There have been various applications for Full Planning Consent and Listed Building Consent on the building over the years. The applications are listed below:

Ref Code	Application Description
137585/LO/2023	Listed Building Consent for physical alterations, including signage, for the creation of a new spin cycle, fitness and yoga studio. Unit 15 Barton Arcade Manchester M3 2BH
137584/FO/2023	Planning permission for the change of use from Sui Generis to Class E(d) Indoor Sports and Listed Building Consent for physical alterations, including signage, for the creation of a new spin cycle, fitness and yoga studio. Unit 15 Barton Arcade Manchester M3 2BH
125337/AO/2019	Installation of 1no. internally illuminated projecting sign and 1no. internally illuminated, individual letter fascia sign fixed behind the shopfront glazing. Circle Club 13 Barton Arcade Manchester M3 2BB
125081/LO/2019	Listed building consent - for minor internal alterations and refurbishment works, the installation of restaurant kitchen facilities and replacement signage. Circle Club 13 Barton Arcade Manchester M3 2BB
CDN/19/0048	Discharge of Condition 3 (Full and Final Details) of application reference 120740/LO/2018. Unit 9 Barton Arcade 61 Deansgate Manchester M3 2BW
120740/LO/2018	Listed building consent for the internal alterations associated with change of use of the unit from retail (use class A1) to cafe/restaurant with takeaway function (Sui Generis - A3/A5) and associated signage. Unit 9 Barton Arcade 61 Deansgate Manchester M3 2BW
120739/AO/2018	1no. externally mounted individual letters on external signage zone, 1no. internally hung illuminated sign within the elevation facing Deansgate and 1no. projecting sign affixed to the existing signage pole to the exterior of the unit within the arcade. Unit 9 Barton Arcade 61 Deansgate Manchester M3 2BW
120738/FO/2018	Change of use of the unit from shop (use class A1) to cafe/restaurant with takeaway function (Sui Generis - A3/A5). Unit 9 Barton Arcade 61 Deansgate Manchester M3 2BW
116641/LO/2017	Listed building consent for internal and external alterations in association with change of use of unit from shop (Use Class A1) to cafe (Use Class A3) to allow expansion of existing adjacent cafe. 1 Barton Arcade Manchester M3 2BB
116640/FO/2017	Change of use of unit from shop (Use Class A1) to cafe (Use Class A3) to allow expansion of existing adjacent cafe and installation of louvre within existing window frame in rear elevation. 1 Barton Arcade Manchester M3 2BB
111221/AO/2016/C1	Installation of signage, Circle Club 13 Barton Arcade Manchester M3 2BB
111165/LO/2016/C1	Listed Building Consent for the refurbishment of the extended unit to create a coffee shop. Unit 14 Barton Arcade Manchester M3 2BB
110238/JO/2015/C1	Application to vary condition 5 (Noise 1 -A3/A4 uses) imposed upon planning approval reference 108312/FO/2015/C1 under section 73 of the Town and Country Planning Act 1990 to allow amendment of the maximum permitted internal noise levels. Circle Club 13 Barton Arcade Manchester M3 2BB
109204/LO/2015/C1	Internal and external alterations to allow use as a cocktail bar. Unit 15 Barton Arcade Deansgate Manchester M3 2BB
108939/LO/2015/C1	Listed building consent for internal alterations associated with change of use from a Class A1 (Shop) Use to a delicatessen and restaurant (Class A3) Use and Erection of 2 x individual letter fascia sign and 2no. proposed blade signs

	within Barton Arcade elevation/interior. Barton Arcade 59 Deansgate Manchester M3 2BB
108938/FU/2015/C1	Change of use from a Class A1 (Shop) Use to a delicatessen and restaurant (Class A3) Use. 59 Barton Arcade Manchester M3 2BJ
108943/AO/2015/C1	Erection of 2 x individual letter fascia sign and 2no. proposed blade signs within Barton Arcade elevation/interior. Barton Arcade 59 Deansgate Manchester M3 2BW
108312/FO/2015/C1	Change of use of basement unit from Private Member's Club (Sui Generis) to a bar (Use Class A4). Circle Club Unit 15 Barton Arcade Deansgate Manchester M3 2BB
107023/FU/2014/C1	Retrospective Change of Use at ground floor level to Retail (Class A1) and first floor level to a Cafe/Bar (Sui Generis Use). Unit 10 Barton Arcade 63 Deansgate Manchester M3 2BW
106759/LO/2014/C1	Retrospective Listed Building Consent for an internal fit out at ground and first floor level and the installation of signage. Unit 10 63 Barton Arcade Manchester M3 2BB
103467/FO/2013/C1	Use of suite 17 Barton Arcade as a scalp micropigmentation clinic (Sui Generis). Barton Arcade Suite 17 1st Floor Deansgate Manchester M3 2BH
088045/LO/2008/C1	Listed building consent internal and external alterations including replacing an existing non original stair, ground level elevation works and installation of plant at roof level in association with use of ground level unit as cafe bar/managed lobby entrance to basement club. 13 13a 13b 13c and 13d Barton Arcade Manchester M3 2BB
088044/FO/2008/C1	Use of ground level unit (13a + 13b) as cafe bar/managed lobby entrance to existing private members club at basement level, and external elevational alterations and roof plant. 13 13a 13b 13c and 13d Barton Arcade Barton Square Manchester M3 2BB
085434/LO/2007/C1	Listed building consent for the installation of non-illuminated individual letter fascia signs for 7 no. shopfronts on the Deansgate elevation. Units 51-63 Barton Arcade Deansgate Manchester M3 2BW
085190/LO/2007/C1	Listed building consent for the installation of air conditioning equipment associated with units 7, 19 and 22 Barton Arcade. Units 7, 19 and 22 Barton Arcade 59 Deansgate Manchester M3 2BN
085189/FO/2007/C1	Installation of air conditioning equipment associated with units 7, 19 and 22 Barton Arcade. Units 7, 19, 22 Barton Arcade 59 Deansgate Manchester M3 2BB
085165/LO/2007/C1	Listed building consent for minor internal refurbishment. 60 Barton Arcade Deansgate Manchester M3 2BJ
085167/AO/2007/C1	Installation of non-illuminated, individual letter fascia signs for 7 no. shopfronts on the Deansgate elevation. Units 51 - 63 Barton Arcade Deansgate Manchester M3 2BH
084655/LO/2007/C1	Listed building consent for the installation of new staircase to link ground and first floor units. Units 10 And 18/18A Barton Arcade Deansgate Manchester M3 2BB
083972/LO/2007/C1	Listed building consent for the partial demolition of 2 no. internal first floor walls, alteration of stair void at first floor and fit out works to create a retail unit. Units 7, 19, 20, 21, 22, 22a Barton Arcade 59 Deansgate Manchester M3 2BB
083842/FO/2007/C1	Change of use to A1 (Retail) with associated air handling equipment. Units 7, 19, 20 ,21, 22, 22A Barton Arcade 59 Deansgate Manchester M3 2BB
083604/LO/2007/C1	Listed building consent for the removal of 7 no. existing shopfronts on the Deansgate elevation and installation of 7 no. new shopfronts. 51/53/55/57/61 and 63 Barton Arcade Manchester M3 2BB

083378/FO/2007/C1	Removal of 7 no. existing shopfronts on the Deansgate elevation and installation of 7 no. new shopfronts. 51, 53, 55, 57, 61 And 63 Barton Arcade Deansgate Manchester M3 2BB
078170/FU/2006/C1	Change of use from shop (Use Class A1) to a mixed use (Use Class A1 shop and Use Class A3 restaurant) for the sale of food, drinks and sandwiches on and off the premises. Unit 6 Barton Arcade 55 Deansgate Manchester M3 2BN
075244/LO/2005/C1	Listed building consent Internal alterations to facilitate use of Unit 32 for Chiropody use (Use Class D1). Unit 32 2nd Floor Barton Arcade Deansgate City
075239/FU/2005/C1	Change of use of Unit 32 to Use Class D1 (Chiropodist). Suite 32 (2nd Floor) Barton Arcade Deansgate City
070688/LO/2004/C1	Listed building consent for the refurbishment of sub-basement to from new private bar, conference room and insertion of new circulation stair (between basement and sub-basement levels). The Circle Club 13 Barton Arcade Barton Square
070687/FO/2004/C1	Refurbishment of sub-basement to form private bar, conference room and insertion of new circulation stair. The Circle Club 13 Barton Arcade Barton Square
070406/LO/2003/C1	Listed building consent Installation of air extraction units within lightwell and external window area, erection of glass partition and creation of archway within an internal unit. 18/18a and 22a/23 And 24 Barton Arcade Deansgate City
070074/FU/2003/C1	Change of use of units to Use Class D1 for hair-dressers training academy Units 18/18a Barton Arcade [1st Floor] At 61/63 Deansgate City
069579/AO/2003/C1	1 no. temporary non-illuminated advertising banner attached to scaffolding fronting onto Deansgate. Barton Arcade Deansgate City
068678/FU/2003/C1	Change of use from office (Use Class B1) to retail (Use Class A1) without any building or engineering operations. Unit 19A Barton Arcade City
065706/FU/CITY1/02	Use of basement for sunbed/ solarium. Unit 2, Barton Arcade, City
063632/FU/CITY1/01	Use of basement as private members club. Unit 13, Barton Arcade, City
063538/LO/CITY1/01	Listed building consent Retrospective application for strip out, minor alteration and refurbishment of existing basement unit to form new bar/restaurant. Unit 13, Barton Arcade, Barton Square, City
055028/LO/CITY1/98	Listed building consent Internal alterations to form staircase access to basement. Unit No. 1, Barton Arcade, Deansgate, City
050484/LO/CITY1/96	Listed building consent Installation of a satellite dish on roof. Barton Arcade, Deansgate, City
050483/FO/CITY1/96	Installation of a satellite dish on roof. Barton Arcade, Deansgate, City
050454/AO/CITY1/96	Non illuminated individual letter name sign above arcade entrance. Barton Arcade, Deansgate, City
050453/LO/CITY1/96	Listed building consent New glazed entrance doors and screens to arcade entrances and office entrance. Barton Arcade, Deansgate, City
050454/AO/CITY1/96	Non illuminated individual letter name sign above arcade entrance. Barton Arcade, Deansgate, City
049209/LO/CITY1/96	Listed building consent Refurbishment of suites 31a and 32. Barton Arcade, Deansgate, City
048230/LO/CITY1/95	Listed building consent. New boiler flue to central heating. Barton Arcade, Deansgate, City
048232/LO/CITY1/95	Listed building consent. New partitioning to suites 18/18A. Barton Arcade, Deansgate, City
048227/FO/CITY1/95	New central heating boiler flue. Barton Arcade, Deansgate, City

047259/LO/CITY1/95	Listed building consent Internal alterations to existing unit Unit 31, Barton Arcade, Deansgate, City
047258/FU/CITY1/95	Change of second floor office to a dental surgery. Unit 31, Barton Arcade, Deansgate, City
047152/LO/CITY1/95	Listed building consent Refurbishment of office suites 18/18a, 47 and 28- 30 Barton Arcade, Deansgate, City
047151/FO/CITY1/95	Alterations and refurbishment of office suites 18/18a, 47 and 28-30 Barton Arcade, Deansgate, City
045082/LO/CITY1/94	Listed building consent Construction of security gates to arcade. Barton Arcade, Deansgate, City
045081/FO/CITY1/94	Construction of security gates to arcade. Barton Arcade, Deansgate, City
043407/FO/CITY1/93	Installation of telescopic bollards in front of entrances at Deansgate and Barton Square. Barton Arcade Deansgate City
043371/LO/CITY1/93	Erection of a letting board to Deansgate elevation. Barton Arcade Deansgate City
043055/AO/CITY1/93	Temporary, non-illuminated advertisement on front elevation of building. Barton Arcade Deansgate City
043026/LO/CITY1/93	Internal alterations. Suite 17 first floor Barton Arcade Deansgate City
039759	Change of use to an entertainment venue with music and food facilities sub-basement, Barton Arcade, Deansgate, City
037083	Listed building consent Removal of 3 existing glazed doors for the provision of new automatic sliding doors to provide access for the disabled Barton Arcade, Deansgate
036179	Two non-illuminated temporary hoardings above entrances. Barton Arcade, Deansgate, City
035818	Listed building consent. New floor tiling, wall and ceiling redecoration, external redecoration, floodlighting, planters and signage Barton Arcade, Deansgate, City
034437	Listed building consent Sub division of part of wine bar into 4 retail units, including internal and external alterations and repairs. Ground Floor, Barton Arcade, Deansgate, City
034436	Sub division of part of wine bar into 4 retail units, including elevational alterations. Ground floor, Barton Arcade, Deansgate, City
034313	Alterations to plate glass barrier to form a plate glass fire escape door under the fire precautions act 1973. Barton Arcade Chambers, Barton Square, City
022755	Illuminated fascia sign incorporating a projecting box sign. Unit 4, Barton Arcade, Deansgate, City
021297	Elevational alterations to proposed Wine Bar. Unit 13, Barton Arcade, Deansgate, City
021275	Listed building consent Internal and external alterations to proposed wine- bar. Ganders Go South Unit 13, Barton Arcade, City
F/AD04214	Illuminated three-sided box sign above entrance to arcade. Deansgate entrance to Barton Arcade, Deansgate, City
018151	Use of premises as a travel agents and tour operators. Units 7 and 21 Barton Arcade, Deansgate.
F17963	Change of use from retail to wine bar. Shop unit 13 and basement, Barton Arcade, Barton Square, City.
F/AD03196	Illuminated individual letter building name sign on front elevation of shopping arcade. Barton Arcade, Deansgate.
F13868/LB	Listed building consent Alterations to shop fronts to the interior of the Arcade, proposed fronts to shops facing on to new Arcade: Provision of

	show case and fire exit doors between existing Arcade and staircase adjacent to shop unit 9. Barton Arcade, Deansgate, City.
F13572	Construction of 2 new shop windows to Barton Square Frontage and provision of glazed entrance to existing door opening. Barton Arcade, Deansgate, City.
F13576/LB	Listed building consent Construction of 2 new shop windows to Barton Square frontage and provision of glazed entrance to existing door opening. Barton Arcade, Deansgate, City.
F13493/LB	Listed building consent Construction of new glazed screen and doors enclosing staircase. Barton Arcade, Deansgate, City.
F13140/LB	Listed building consent Demolition of existing single-storey office entrance to Barton Square. Barton Arcade, Deansgate, City.
F13139	Construction of a new glazed office entrance after demolition of existing entrance. Barton Arcade, Deansgate, City.
F12912	Provision of extended Arcade, between existing and Barton Square, Provision of glazed doors and screens to 3 Arcade entrances and provision of new shop fronts to Deansgate frontage. Barton Arcade, Deansgate, City.
F12853/LB	Listed building consent Provision of extended Arcade, between existing and Barton Square, provision of glazed doors and screens to 3 arcade entrances and provision of new shop fronts to Deansgate frontage. Barton Arcade, Deansgate, City.

5.0 Listing Description

Summary

SJ8398SE DEANS GATE 698-1/27/100 (East side) 25/01/72 Nos.51 TO 63 (Odd) Barton's Building including Barton Arcade

GV II*

Includes: Nos.1 AND 3 AND 63 BARTON SQUARE. Also known as: BARTON SQUARE. Block of shops and offices enclosing shopping arcades. 1871, by Corbett, Raby and Sawyer; restored late C20. Cast-iron and glass with facing of sandstone ashlar, slate and glass roofs. Large almost rectangular block intersected by east-west arcade and L-shaped arcade off south side of this. Eclectic style. Four storeys and attic, a long 9-bay facade to Deansgate, divided in half horizontally by a balustraded balcony. The ground and 1st floors are treated as a single architectural storey, the bays divided by narrow piers with foliated capitals, the 3rd and 7th bays being full-height entrances with pendent semi-circular arches of cast-iron open-work and the other bays having C20 shop-fronts at ground floor and arcaded 3-light windows above with slender shafts and enriched spandrels. The upper floors have bracketed cornices, and sashed windows with stilted surrounds, except the bays over the entrances which have pilasters, coupled round-headed windows at 4th floor and square turrets above, with heavy bracketed cornices and pierced parapets. Chimneys over the outer ranges and round-headed dormers over the central range. Rear (to Barton Square), of cast-iron and glass in Crystal Palace style, round-headed top with dome and cupola. Interior: fine example of Victorian shop-and-office arcading, 4-storeyed and with balconies on 2 levels curved round at the corners and intersections, furnished with bracketed ornamental cast-iron balustrades and mahogany handrails; vaulted glazed roof raised to domes over the north and south ends of the axial arcade.

Listing NGR: SJ8375098469

6.0 Design Proposals

- 6.1 The application is for a change of use for the Superintendent's quarters only from use class C3 (residential) to an office use (use class E).
- 6.2 The design proposals are very limited in terms of changes in the area of the building that was formerly the superintendent's quarters. The area is laid out as a three-bedroom apartment with kitchen and bathroom, and this has in the past been rented out to tenants, prior to it passing into the current ownership.
- 6.2 The apartment is accessed across the flat roof areas via two separate entrances from the North and South staircase, as shown on drawing no. 25/246/CoUPlan01. The plan layout of the apartment is shown on the drawing as are photographs of the internal areas of the apartment. The condition of the existing apartment is fair to good with plastered walls and largely timber floors with domestic lighting. Building services are connected and there is a traditional LTHW heating system with a gas combination boiler. There is a full bathroom as well as an en-suite to Bedroom no. 1. There is ample space for the Client's needs for using as a small office when they are visiting the UK and the bedrooms and the lounge can be utilized as small offices with sanitary facilities available to two locations (as above) and refreshments/food available in the existing kitchen area.
- 6.3 The only changes that would be required to adapt the spaces would be to provide office furniture which would be flat packed and built on site. There is power available and extension cables would be used to provide power to desks. There is an existing broadband cable from the time the apartment was let, and this would be re-established and the Wi-Fi network could then be utilized.



Kitchen and bathroom area – Former superintendent's quarters.



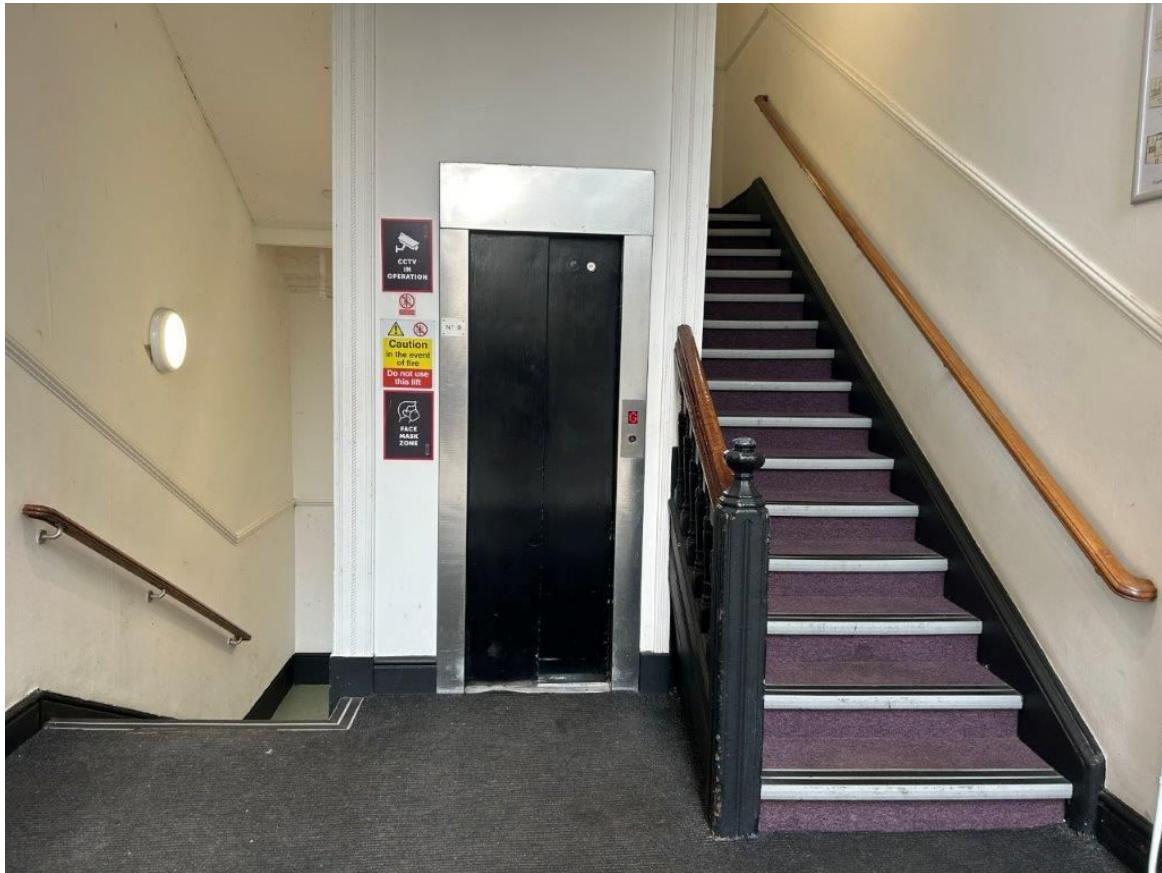
Bedroom 1 & 2 – Former superintendent's quarters.



Bedroom 3 & Lounge area – Former superintendent's quarters.

7.0 Accessibility

- 7.1 The building currently has several internal stairwells which service the various floors within the building via the North and South stairwell (shown on drawing no. 25/246/CoU/Plan01). There is a passenger lift which has been retrospectively installed within the North stairwell. The lift runs from ground floor to 3rd floor and there are stairs to 4th floor which leads out onto the flat felted roof. The flat roof is bounded to the outer roof edge with either parapet walls or iron railings offering edge protection. The inner elevations of the roof are the domed roof areas and these offer protection in terms of edge protection. The roof surfaces are kept clean and there are accessible routes from both staircases to the entrances to the apartment. There is emergency lighting attached at low level to the domed roof upstands to both accesses.



Top picture: Existing passenger lift providing access to 3rd floor.

8.0 Building Impact Statement

- 8.1 Barton Arcade is an important historic building within the context of St Ann's Square Conservation Area and within the history of Manchester City as a whole. The cast iron and glass design of the building was influenced by the Galleria in Milan and was deemed cutting edge when constructed in 1871. The octagonal dome in the centre is 106 foot tall, manufactured by Macfarlane's Saracen Foundry in Glasgow. It is understood that the architect was Italian, the engineer French and the sponsor British.
- 8.2 The external façade of the building is incredibly impressive, upon entering the building, the internal spaces slowly reveal clear views of the 4 floors of ornately detailed shop fronts, balconies, screens and fittings. The intention is to ensure that all this history is retained, preserved, and made accessible to all users. This was a factor in the decision to avoid making alterations within the former Superintendent's quarters and to use freestanding office furniture which could be removed to return to its current state.
- 8.3 The best way to protect this listed building is through maximising the use of the building (including this 'back of house' area). Adopting this space as an office for the Owner will bring it back into use and provide a tangible benefit to the Owner as well as ensure there is vigilance in the area to help to protect the historic nature of the building.

9.0 Summary & Conclusion

9.1 Barton Arcade has been in retail and office use since its construction in 1871. The intention is to greatly improve facilities and provide access across all floors of the building to ensure that all users can enjoy the Victorian architecture. This will be unaffected by this change of use to a 'back of house' area.

9.2 The proposals will not cause any harm to the historic nature of the building and will have no effect when viewed from outside.

In summary the proposal as demonstrated:

- All proposed works do not affect the historic fabric of the building and can be reversed without further damage to the remaining original fabric.
- The works will have no negative effect on the external appearance of the building, there will be no adverse impact on the Listed Building or St Ann's Square Conservation Area.

9.3 We would therefore encourage City of Manchester Council to grant Listed Building Consent for the works.