Genting Casino, Manchester

Heritage Statement

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1. HERITAGE STATEMENT

1.1 This section of the report considers the proposal from a heritage perspective. It examines the impact that the proposal will have on the listed building, and any heritage features that surround the public house. The rationale for the proposed works is then set out. The section concludes with an assessment of the likely impacts of the proposed works on the heritage designations.

Heritage Significance

1.2 The Genting Casino, 110 Portland Street, Manchester, is Grade II Listed under reference 1067882 and was listed in 1975 for its special architectural and historic interest as a boldly modelled mid-Victorian warehouse.

1.3 *"Warehousing (probably textiles or clothing), now shop and offices. 1880, by Charles Heathcote; altered. Sandstone ashlar ground floor, red brick with sandstone dressings above, slate roof. Irregular trapeziform plan. Romanesque style. Three storeys with basement and attic, 5 bays, symmetrical above ground floor; with cornice to ground floor, brick pilasters and stone sill-bands to both upper floors, stone eaves cornice on brick corbel table, and shallow 3-bay flat-roofed attic dormer. Round-headed doorway to left, shouldered waggon entry to right, and windows and doorways with rounded corners between these; windows of 1:2:2:2:1 lights on both upper floors, those in the centre at 1st floor set in round-headed arches and with round-headed lights, brick pilasters and moulded stone imposts, and those in the flanking bays with segmental open pediments; those in the centre at 2nd floor with square-headed lights, set-in square pilasters and brick corbel tables, and those in the flanking bays segmental-headed with corniced brick architraves. Unusual dormer with 3 groups of 3 small round-headed windows and stone cornice. All these windows sashed without glazing bars. Rear and interior not inspected. Small building of boldly-modelled mid-Victorian character. Forms group with No.106 and No.108 to right (q.v.) and Nos 116 (etc) to 126 to left."*

1.4 Notable aspects include the Romanesque style detailing with round-headed arches and pilasters, the unusual attic dormer with grouped round-headed windows, and its group value with adjacent listed buildings along Portland Street, contributing to the wider George Street Conservation Area.

Rationale for Proposed Works

1.5 Local Development Plan Policy CC9 – Design and Heritage and EN3 – Heritage relate to heritage and conservation.

1.6 CC9 – Design and Heritage states*: "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."*

1.7 EN3 – Heritage states: *"New developments must 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."

1.8 Chapter 16 of the NPPF (2024) relates to conserving and enhancing the historic environment. Paragraph 207 requires applicants to describe the significance of any heritage asset affected by an application proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This Statement duly meets the requirements of the NPPF in this respect. The LPA should identify and assess the particular significance of any heritage asset when assessing the proposal, in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (Paragraph 208).

1.9 Paragraph 210 highlights the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness.

1.10 Paragraph 215 provides necessary guidance for development proposals that cause less than substantial harm to the significance of a designated heritage asset: *"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 proposals, including securing its optimum viable use."*

1.11 The rationale for development is to upgrade the building to meet present day needs and commercial expectations, allowing the continued success and viable operation of the casino and heritage asset. Ongoing investment and maintenance are essential for the long-term protection and use of the building. The proposed works are sensitive to the host building and are considered to have a less than substantial harm impact on the wider surrounding area, thus conserving the character of the Listed Building and its setting.

Assessment of the Likely Impact of the Proposal

1.12 The proposal would not remove traditional local features of the host property nor materially alter the prevailing character and architectural interest of the Listed Building in accordance with Paragraph 207 of the NPPF. The proposals will not result in the loss or negatively impact upon the functioning of the property, rather they will provide a needed refresh of the entrance lobby, canopy, signage and shopfront. The proposal seeks permission to provide high quality, sensitive alterations, that retain and enhance the property's historic fabric and character.

1.13 The proposal would not undermine the building's identity as a Grade II Listed Building, and the proposed alterations will clearly retain the character and features of the property, as there is no change in use or development that would detract from this. The scale and design of the development would be suitable to the host building and would not have a negative impact on its setting.

1.14 No substantial harm or loss would result from the proposed external and internal works to the Listed Building. The proposed works would revitalise and refresh the listed building for the benefit of members of the public and residents of the local area, as well as patrons of the casino.

1.15 The internal proposed works associated with the development are mainly cosmetic and involve the redecoration of the property, including replacement of outdated digital panels, new flooring, and lighting. There are no structural works to the internals, nor removal of original features. Works relate to modern interventions such as glazing, signage, and finishes.

1.16 The works associated with the reception and lobby areas all relate to modern additions and no original features would be impacted. The works simply seek to replace and refresh the areas and assist in improving both the customer and staff experience. These works have no significant harm upon the listing.

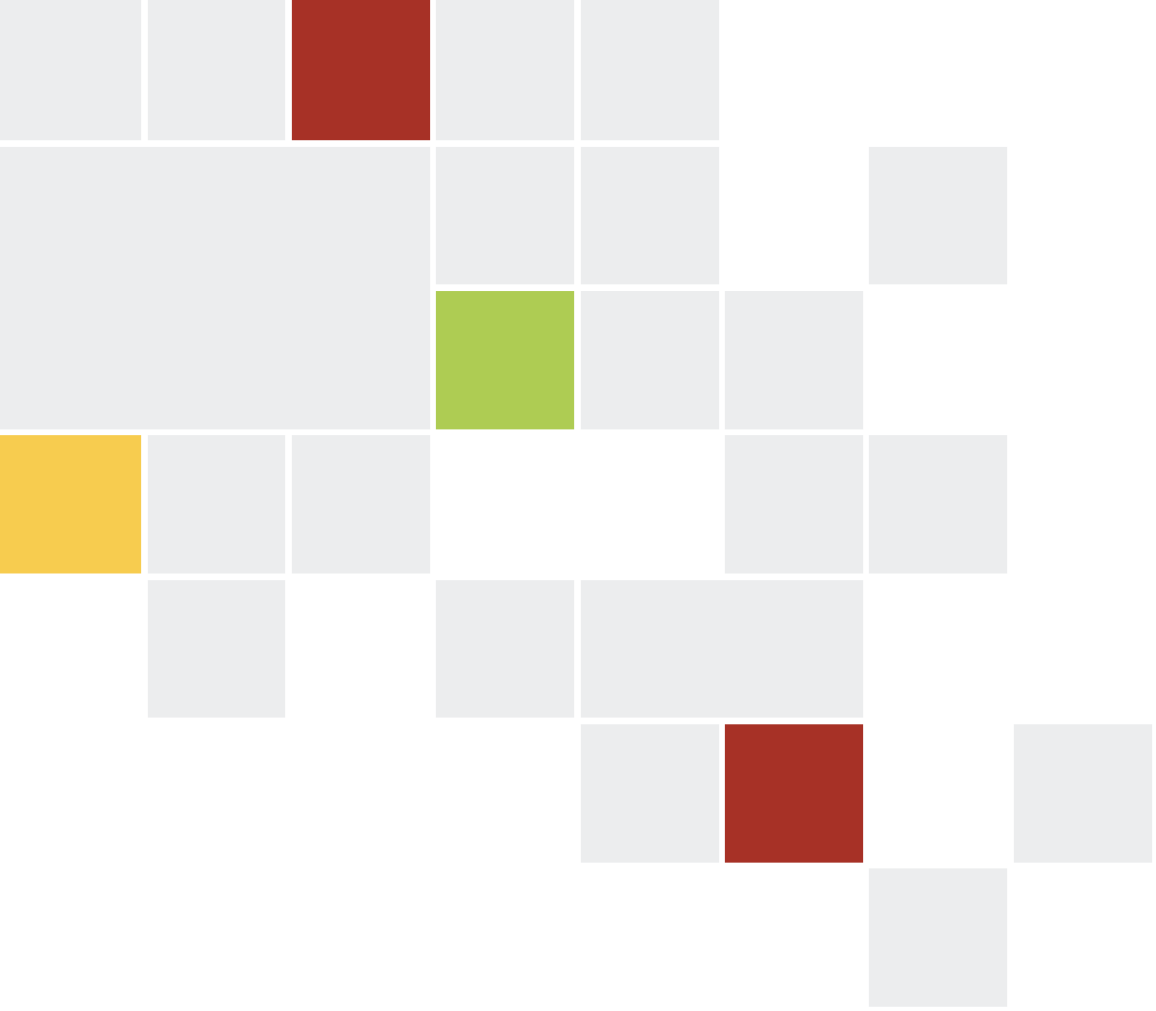
1.17 The proposed works do not and will not impact upon the original heritage features identified in the listing description. The exterior works have been designed to bring the building to a state of good repair and provide upgrades where necessary. The Grade II listed status of the structure is considered by not changing the structural integrity of the building but renewing where required and improving the general works on site for continued use as a casino. The work is largely cosmetic and should therefore not impact on the historic significance of the building.

1.18 The external structures proposed, including signage and canopy lighting, do not detract from the property and are standalone features designed to integrate with the existing façade. The proposed works are considered to provide a positive contribution to the character and appearance of the George Street Conservation Area and enhance the building's historic and architectural interest within the surrounding area.

Summary

1.19 The proposed scheme would preserve, sustain and enhance the special character, significance, appearance and historic interest of the site where possible. The scale, form, proportion, design and materials proposed would ensure the retention of heritage features in accordance with Section 16 of the NPPF and Local Plan Policies CC9 and EN3.

1.20 The scheme seeks to minimise its impact with sensitive materials that complement the local context. Therefore, the works would seek to preserve the setting of the asset, ensure the character and appearance of the Listed Building is respected, and any harmful impacts are avoided and would have a less than significant harm on the listed building. As such, the proposed development is considered to respect and maintain its positive contribution to the local area as well as its heritage asset status.



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