STUDIO OL3
ARCHITECTURAL DESIGN

Heritage Statement

Site Address:
56 King Street, Manchester, M2 4LY

Proposal:
Refurbishment of the existing store, including the replacement of the shopfront door and installation of new façade signage and projecting signage to accommodate the proposed Creed store.



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HERITAGE STATEMENT

Proposed Works

The proposal includes the construction of a new shopfront at 56 King Street, Manchester, M2 4LY. With new signage including façade and projecting signage for the shop front.

Official Listing Details:

Heritage Category: Listed Building
Grade: II
List Entry Number: **1282986**
Date first listed: 06-Jun-1994
List Entry Name: 54 and 56, King Street
Statutory Address 1: 54 and 56, King Street, Manchester, M2 4LY

Significance of the historic fabric / area that will be affected.

Development of King Street
The medieval settlement of Manchester grew up around the manor house and the Collegiate Church of St Mary (now the Cathedral). At one end was Long Millgate, the main approach from the north, following the River Irk, and at the other was Market Place, where Marks and Spencer now stands. From the Market Place ran Market Stead Lane (now Market Street) and Deansgate, the route to Chester and the south. Immediately to the south of Market Place was Acrefield, an area of arable land, where an annual cloth fair was held.

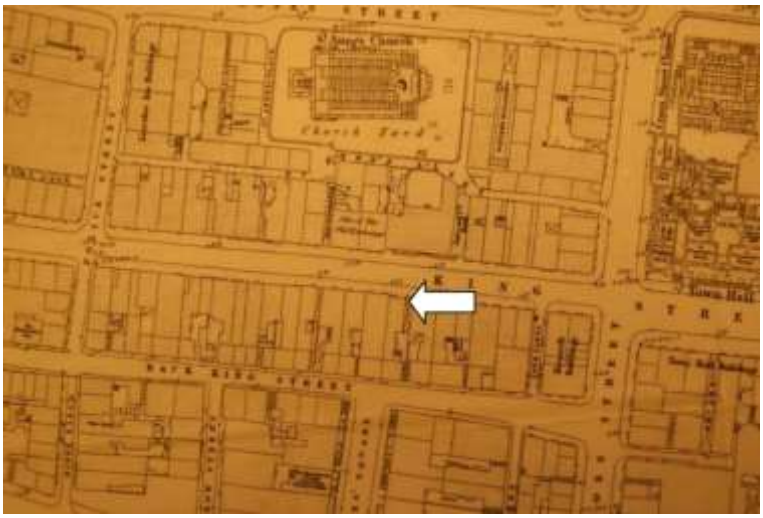
At the end of the 16th century the manor of Manchester was bought by Nicholas Mosley, who managed the London end of a textile business and was elected Lord Mayor of London in 1599. His descendant Lady Ann Bland changed the shape of Manchester by moving the centre of the town from the medieval core to what became St Ann's Square. As a counter to the pro-Jacobite leanings of the Collegiate Church, in 1708 she obtained consent by Act of Parliament to enclose the open land of the Acrefield in order to build a new church. Development of St Ann's Church was granted on condition that a public square 30 yards wide should be created to allow the Acre's Fair to continue to be held there as it had been since 1229.

After the church was built in 1709-12, St Anne's Square and King Street were quickly developed, becoming the most fashionable part of town to live. Casson and Berry's map of 1741 has depictions of a number of fine merchant houses that were built during the early 18th century expansion into the area.

56 King Street
Apart from St Ann's Church, little remains today of the early 18th century development of the Acrefield. Almost all the present buildings in the area date either from the late 19th or early 20th centuries, with two exceptions: Nos. 35-37 King Street, which is a five bay brick house of 1736, and almost opposite it No. 56 King Street, the subject of the application proposal.



Fig. 1: Green map 1794 shows south side of King St fully developed


Fig. 2: OS map 1851 shows site with its courtyard and mews

Looking today at the frontage of No 56 King Street, it is not obvious that the property dates from the early 18th century. It is a modest building, and it has undergone several phases of alteration. But with the aid of historic maps, and examination of the fabric of the building, it is possible to understand how the plot developed.

The Casson and Berry map of 1745 shows King Street fully developed, with all the plots on the south side running through from King Street to the narrow South King Street behind, which was used for stables. The Green map of 1794 provides more detail (Fig. 1). The 1851 OS map shows that no substantial change had taken place over the first 100 years of the building's life, for the courtyard arrangement appears to be the much the same (Fig. 2). By 1891, however, the date of the next OS map, the stables had been replaced by the existing commercial building, No 41 South King Street (this can be seen from the depiction in plan of the four light cast iron shopfront to South King Street in Fig. 3).

In the Goad insurance map of 1913, a glazed lightwell is shown over the courtyard between the two buildings, which indicates that by that time the ground floor of the King Street property had been converted to shops and the courtyard had been built (Fig. 4). The Goad map also shows the number of storeys having windows and indicates that the

present two and three storey link corridors between the King Street and South King Street buildings were in existence at that time. The letters S & D on the plan indicate that the King Street property was at that time in use as shops and dwelling.

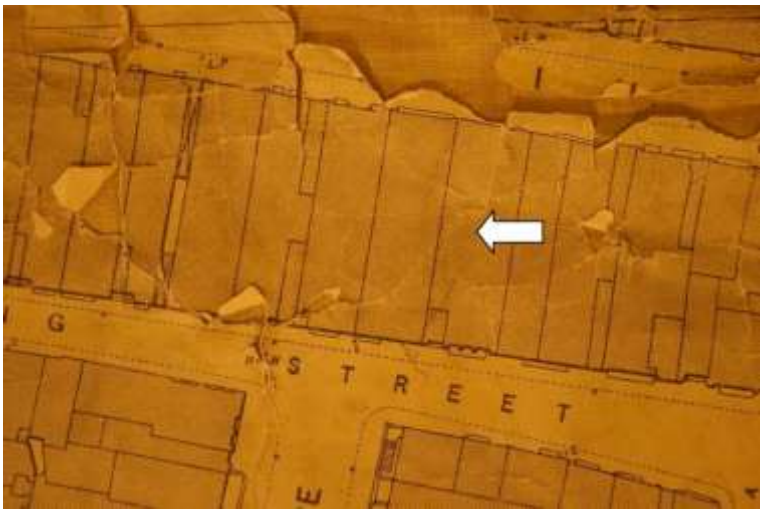


Fig. 3: OS map 1891 shows new building with cast iron shopfront to South King Street

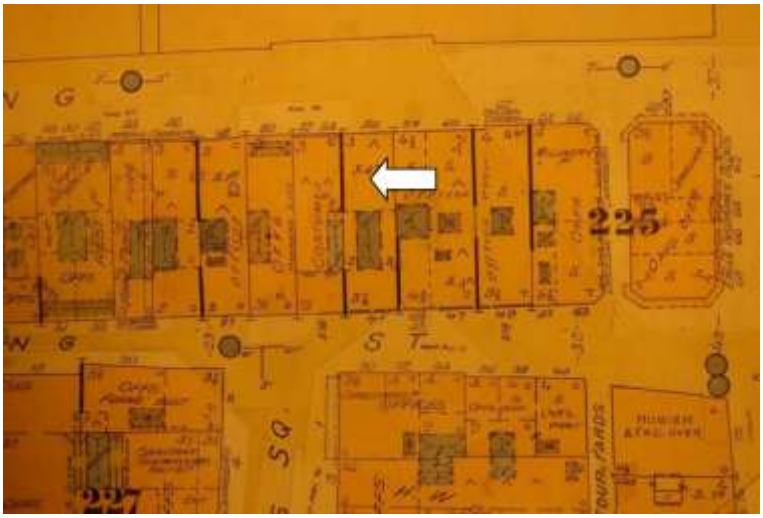


Fig. 4: Goad map 1913 shows lightwell over courtyard

Architectural Analysis

Front Elevation of 56 King Street

The building is three bays wide and three storeys high (Fig. 5). The windows of the upper floors all have identical proportions and are framed by bolection moulded architraves formed in stucco (Fig. 6). At first floor level the windowsills have been removed to accommodate shopfronts, whilst a band course connects the three sills of the second-floor windows. The sashes are 19th century and the central windows have been replaced with escape doors.

Originally the house would have been brick faced, but it is now rendered. At eaves level a rudimentary timber box gutter is supported on brackets. The two shopfronts are modern and do not match in design or materials. A number of items such as burglar alarms, Christmas tree brackets and external lights, together with unsightly surface wiring have been fixed to the frontage.



Figs. 5: Front elevation of 56 King Street

Interior of 56 King Street
There is no visible fragment of 18th century fabric within the 56 King Street at ground level. The original doorway into the property from King Street would have been in the right-hand bay, as this is where the staircase from the upper floors would have extended down to ground floor level. However, the upper floors can now only be reached by passing through No 41 South King Street.

The impact of the proposed works on the historic fabric / area

Statutory Designation
56 King Street is a Grade II listed building. The brief list descriptions provide the following details:

KING STREET (South side) No.56 GV II Also known as: No.41 SOUTH KING STREET.
Town house, now shops and office. c.1700, much altered. Stucco on brick, roof not visible. Rectangular double-depth plan at right-angles to street. Three-storey 3-window facade, with C20 shops at ground floor, 4-pane sashed windows at 1st and 2nd floors, all with moulded architraves; bracketed cornice. Principal features of interest are in the INTERIOR: front room at 1st floor with fielded panelling, fluted Ionic pilasters and plastered beams; rear room with late C17 or very early C18 moulded plaster emblems on the frieze (portcullis, running deer, flying boar etc), and moulded plaster decoration to the soffits of the beams (foliation with masks); closed string staircase with turned balusters and square newels. Linked by corridors to 1st floor of No.41 South King Street (q.v.), which contains the entrance.

The description of 56 King Street confirms that the building is listed for the value of its interior rather than its exterior.

Identification of Cultural Significance

The Burra Charter sets out four criteria for the assessment of cultural significance:
• Aesthetic value, including scale, form, colour, texture and materials
• Historic value, including social history
• Scientific value, including industrial archaeology
• Social value, which reflects any associations generated by the site, such as political or spiritual

The buildings are assessed against these values as follows:

Aesthetic Value

Frontage of 56 King Street
• The cumulative effects of alteration over time to the front facade of the building have damaged its aesthetic value, making it difficult to appreciate that this is an early 18th century building.
Interior of 56 King Street
• The first floor front room is a rare survival of an early 18th century domestic interior in the city century. In spite of its lack of sophistication, its aesthetic value is significant.
• The staircase, fragments of 18th century decoration in the first floor back room and outrigger, and the roof purlins are also of significant interest.
• Of lower significance are the 17th century plaster discs in back room which are not original to the building.

Issues And Constraints

Heritage Issues
The significance of the building as defined above is potentially vulnerable to change. Development requires a sensitive design approach, and the key heritage issue in this case is:
• Whether development preserves or enhances the special character of the building and its setting.

Heritage Opportunities
The introduction of a new shopfront to replace the existing ground floor front of 56 King Street offers the following opportunities:
• The existing shopfront has little design merit, the introduction of a new shopfront offers the opportunity to introduce a coherent design aesthetic to reflect the detailing of the adjacent shop and in doing so create a coherent design entity with a rationalised aesthetic to properly define the Listed Building at street level.

Heritage Constraints
The cultural significance of the building identified above has implications as follows:
• The primary aesthetic values are the overall form of the building, which results from its historic development and the character of the interior of the King Street building with its decorative treatment at the upper floor levels.
• The proposal to introduce a new shopfront to the design proposed will protect the special interest of the building whilst improving the overall building coherence at street level.

THE PROPOSAL

The proposal is to replace the existing shopfront door at ground floor level to 56 King Street. Refurbish the existing shop front and carry out ground floor internal alterations for a new shop layout including the removal of one nonoriginal internal wall and the construction of boxing in that will be fixed back to no original timber and plasterboard. The refurbishment will also include necessary repairs.

There are no proposals for any works to the interior of the upper parts of 56 King Street.

HERITAGE IMPACT ASSESSMENT

PPG15

PPG15 requires that applicants for Listed Building Consent justify their proposals and provide the Local Planning Authority will full information to carry out an assessment of the likely impact of their proposals on the special architectural or historic interest of the building and its setting.

Alterations

In considering the effect of any alterations to an historic building PPG15 states that:
It is essential to have assessed the elements that make up the special interest of the building in question.

The special interest of 56 King Street is set out in sections above and this has informed the design approach to the proposals.

The introduction of a new shopfront door and signage at ground floor level to 56 King Street does not affect the elements that make up the special interest of the building.

Manchester City Council Unitary Development Plan

Policy DC19.1: Listed Buildings states:
In determining applications for Listed Building Consent or Planning Applications for development involving or having an impact on buildings of special architectural or historic interest the Council have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protect their general setting in giving effect to this Policy the Council will:

c. does not permit any external or internal alteration or addition to a Listed Building where, in its opinion, there would be an adverse effect on its architectural or historic character.

This scheme has been designed to accord fully with the criteria as above.

Assessment of Heritage Impact

The introduction of the new shopfront door to the design as proposed would remove unsightly existing door and repairs would bring the shop front back into character and preserve it for.
The new signage installation will be reversable and not impact the listed elements. New signage proposals will bring added character to the basic shop front.

As a result the façade of a Listed Building will be significantly enhanced.

CONCLUSION

The works to the shopfront does not affect any of the significant elements of the Listed Building.

The refurbishment works and new use for the property bring it back into economic use and provide benefits to the local area.

The proposal is for high quality design and materials to the shop front to represent the premium brand utilising the store and giving it a new lease of life.