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DESIGN AND ACCESS / PLANNING / HERITAGE / STATEMENT

Internal (fit-out) alterations to listed building.

Property Address: Basement & Ground Floor, 237-239 Deansgate, Manchester, M3 4EN.

July 2026

1.0 INTRODUCTION

1.1 This Design and Access / Planning / Heritage Statement is submitted by 4D Planning on behalf of the applicant in respect of a listed building consent application for the Basement & Ground Floor of 237-239 Deansgate, Manchester, M3 4EN. This Statement should be read in conjunction with the drawings and documents accompanying the listed building consent application (Drawings PL-01 to PL-14).

1.2 This revised Statement has been prepared in response to the Manchester City Council validation letter dated 06 July 2026 (Ref. PLA-2026-000757). It confirms the position in respect of external alterations and provides a full justification for the works in line with Government guidance in Section 16 of the National Planning Policy Framework (December 2024), with reference to specific paragraphs.

1.3 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development, including confirmation that no external alterations are proposed;
- A summary of relevant planning history;
- An assessment of the proposal against relevant planning policy;
- An assessment of the historical, architectural and technical significance of the building; and,
- A schedule of the proposed works, an assessment of the level of harm arising from each area of work, an overall assessment of harm, and details of mitigation.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 No. 237-239 Deansgate is a basement and ground floor premises within an overall multi-storey mixed use building. The premises is in commercial use and is currently vacant.

2.2 The site is located within a generally mixed use area of Manchester city centre. There is significant variety in overall building scale, form, and appearance in the area.

2.3 The overall building within which No. 237-239 sits is Grade II listed, but is not located within a Conservation Area.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed development comprises internal (fit-out) alterations only, to enable the premises to operate as a bakery. The works include the installation of the following freestanding equipment and furniture, as scheduled on Drawings PL-08 (basement) and PL-09 (ground floor):

- Stainless steel preparation tables, sinks and storage units.
- Bakery preparation, cooking and storage apparatus/equipment, including 2 electric deck ovens, a mixer and refrigeration units.
- A self condensing (recirculating) extraction hood.
- Shelving.
- Display cases.
- Payment and consumption counters, seating and associated fittings.

3.2 Wiring, lighting and water/waste connection works are also proposed, connecting to the existing electrical supply and existing water and drainage points within the premises (Drawings PL-03, PL-04, PL-05 and PL-06). As shown on the reflected ceiling plans (Drawings PL-13 and PL-14), the existing recessed spotlights, emergency lights and fire alarm detectors would be retained in their current positions. The only lighting change at ground floor is the replacement of the existing decorative pendant lights with new decorative pendant lamps in the same positions.

3.3 New internal wall, floor and ceiling finishes are proposed as shown on Drawings PL-10 and PL-11. At basement level these comprise heavy duty slip resistant commercial safety vinyl flooring and moisture resistant drylining finished with anti-bacterial scrubbable paint, combined with seamless food-safe hygienic PVC cladding up to 2000mm behind sinks and ovens. At ground floor, commercial grade terracotta-effect porcelain tiles are proposed to the floor, with existing plastered walls and new non-structural partitions finished in a breathable lime-based paint and areas of existing exposed brickwork retained as a feature. The existing ceilings, including the existing suspended ceilings, would be retained as shown on the reflected ceiling plans (Drawings PL-13 and PL-14). All new finishes and linings are installed over, and independently of, the existing internal surfaces. The fit-out is designed as a fully independent and reversible installation.

3.4 **No external alterations are proposed. For the avoidance of doubt, and in direct response to point 1 of the Council's letter dated 06 July 2026, the proposed extraction system is contained entirely within the building. The hood serving the ovens is a self condensing (recirculating) unit which filters and condenses cooking vapour internally before recirculating the air within the premises. The hood and its operation are shown on Drawing PL-07 (basement hood layout and Sections A-A' and B-B') and at item 15 of the equipment schedule on Drawing PL-08. No ductwork would pass through any external wall, window or the roof, and no external air intake or extract point, flue, terminal, grille, louvre or any other penetration of the external fabric is**

proposed or required. No air conditioning plant forms part of this application, and Drawing PL-13 confirms that no external condenser units or motors would be placed on the facade in any event.

3.5 Signage is limited to logo stickers applied to the inside face of the existing glazing, and a slim flat panel sign designed to sit within the recess of the existing timber fascia framework (Drawing PL-12). No structural modifications, alterations or new fixing holes would be made to the original shopfront or brickwork, and the signage is fully reversible.

4.0 PLANNING HISTORY

4.1 There is no recent or relevant planning application history for the premises in question.

4.2 A pre-planning enquiry was made regarding similar proposed works in 2021 (Ref. PRE/21/123597). The Planning Authority response was supportive of the principle of development but recommended changes to surfacing materials (i.e. omission of Victorian tiles). The development as now proposed has taken on board these pre-planning comments.

5.0 PLANNING POLICY

Statutory Duty

5.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent, special regard is had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (December 2024)

5.2 Chapter 16 of the NPPF (Conserving and enhancing the historic environment) sets out national policy in respect of heritage assets. Paragraph 207 requires applicants to describe the significance of any heritage assets affected, with the level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This requirement is addressed in Section 6.0 below.

5.3 Paragraph 212 requires that great weight is given to the conservation of a designated heritage asset when considering the impact of a proposed development on its significance, irrespective of the level of any harm. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. 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. The proposal is assessed against these paragraphs in Sections 7.0 and 8.0 below.

Manchester Core Strategy (2025)

5.4 Policy EN3 (Heritage) is considered of most relevance to the proposed works. Heritage impact matters are discussed in more detail in Sections 6.0 and 7.0 below. The proposed works are considered to be consistent with Policy EN3 for the following reasons:

- The works would have no impact on the visual appearance of the building and no impact on the public realm.
- There would be no loss of surrounding residential amenity as a result of the proposed works.
- The works would help ensure the longevity of the premises by securing an active commercial use.

6.0 SIGNIFICANCE OF THE HERITAGE ASSET

Grade II Listing

6.1 The Grade II listing entry for the property (National Grid Reference SJ8346897744) states:

"SJ8397NE DEANSGATE 698-1/31/110 (East side) 28/02/89 Nos.235 TO 291 (Odd) (Formerly Listed as: DEANSGATE Nos.235-295 (Odd))

GV II

Row of shops and offices forming screen wall to site of former Deansgate Goods Station. c.1899. Red brick with sandstone dressings and slate roofs (concealed). Very long range of 29 units. Four and 2 storeys, the 4-bay centre and ends 4-storeyed; with strong horizontal emphasis derived from continous cornices to ground and 2nd floors, and sandstone sill-bands, imposts bands and intermediate bands, counteracted by vertical pilasters terminating in tall chimneys or finials. Each bay has a shop or shops at ground floor, and 4 sashed windows on each floor above, the centre pair at 1st floor linked by a single pediment. Very striking feature of the street, and forms a group with Nos 223 to 233 (including entrance to goods station), from which this item continues.

Listing NGR: SJ8346897744".

Historical Significance

6.2 The building forms part of a very long range of 29 units constructed in around 1899 as a screen wall of shops and offices to the site of the former Deansgate Goods Station, developed in association with the Great Northern Railway Company's goods warehouse complex to the rear. Its historical

significance derives from its illustrative value as part of the large-scale railway goods infrastructure that shaped this part of the city centre at the end of the 19th century, and from its group value with Nos. 223 to 233 Deansgate (including the former entrance to the goods station), with which the range forms a continuous composition. The commercial use of the ground floor units is part of the original design intention for the building.

Architectural Significance

6.3 The architectural significance of the range rests principally in its external composition and its contribution to the streetscape. As the listing entry describes, this comprises the red brick elevations with sandstone dressings, the strong horizontal emphasis of the continuous cornices, sill bands, impost bands and intermediate bands, counteracted by vertical pilasters terminating in tall chimneys or finials, the sashed windows to the upper floors and the pedimented centre pairs at first floor. The range is a very striking feature of Deansgate. The special architectural interest of the building is therefore concentrated in its front elevation and roofscape, none of which is affected by this proposal.

Technical Significance

6.4 The building is of conventional late Victorian construction, comprising load-bearing brickwork with sandstone dressings and concealed slate roofs. It does not display innovative or unusual construction techniques for its date and its technical significance is accordingly limited.

Significance of the Application Premises (Interior)

6.5 The application premises comprise the basement and ground floor commercial unit only. The interiors have been altered and refitted over time in connection with successive commercial occupations, and the current internal make up of the premises is not original. No original shopfittings, joinery, decorative plasterwork or other internal features of special architectural or historic interest survive within the unit, and the existing internal wall, floor and ceiling finishes are modern. The significance of the interior of the application premises is therefore considered to be low, with the special interest of the building concentrated in its external elevations and its group and townscape value. Photographs of the premises are submitted separately in support of this assessment.

7.0 SCHEDULE OF WORKS AND ASSESSMENT OF HARM

7.1 In response to point 5 of the Council's letter, this section sets out each item of work proposed, explains how it may impact on the architectural and historical character and appearance of the building, states how any original building fabric would be altered, removed or concealed, and assesses the level of harm arising from each area of work, followed by an overall assessment of harm.

7.2 Freestanding equipment and furniture (Drawings PL-08 and PL-09). The tables, sinks, storage units, ovens, mixer, refrigeration units, display cases, counters, shelving and seating are freestanding items placed on the floor. No original building fabric would be altered, removed or concealed by these items. Level of harm: no harm.

7.3 Self condensing extraction hood (Drawings PL-07 and PL-08). The hood is a freestanding recirculating unit positioned adjacent to the ovens at basement level, as shown in Sections A-A' and B-B' on Drawing PL-07. It filters and condenses cooking vapour internally and requires no ductwork through any wall, floor or roof, and no external flue, terminal or intake/extract point. No original building fabric would be altered, removed or concealed. Level of harm: no harm.

7.4 Wall finishes and linings (Drawings PL-10 and PL-11). At basement level, moisture resistant drylining finished with anti-bacterial scrubbable paint would be installed, with seamless food-safe hygienic PVC cladding up to 2000mm behind sinks and ovens. At ground floor, existing modern plastered walls and newly introduced non-structural partitions would be finished with a breathable lime-based paint, and areas of existing exposed brickwork would be retained as a visible feature. The drylining and panelling system is fitted forward of, and independently from, the existing wall surfaces and can be disassembled and removed in the future without leaving any permanent structural damage or residue on the original masonry. No original fabric would be altered or removed; any concealment is limited to modern surfaces or is fully reversible. Level of harm: no harm.

7.5 Floor finishes (Drawings PL-10 and PL-11). Heavy duty slip resistant commercial safety vinyl is proposed at basement level and commercial grade terracotta-effect porcelain tiles at ground floor, laid over the existing modern floor surfaces. No historic floor surfaces are present within the unit and no original fabric would be altered or removed. Level of harm: no harm.

7.6 Mechanical and electrical works (Drawings PL-03 to PL-06). New wiring, lighting and water/waste connections would connect to the existing electrical supply and to the existing sink and waste pipe positions within the premises. Cabling and pipework would be surface mounted or contained within the new independent linings, with fixings into modern fabric only. No chasing into, or penetration of, original masonry is proposed. Level of harm: no harm.

7.7 Ceilings and lighting (Drawings PL-13 and PL-14). The existing ceilings, including the existing suspended ceilings and exposed beams at basement level, would be retained. The existing recessed spotlights, emergency lights, fire exit signage and smoke/fire alarm detectors would all be retained in their current positions. The only change is the replacement of the existing decorative pendant lights at ground floor with new decorative pendant lamps in the same positions. No original building fabric would be altered, removed or concealed. Level of harm: no harm.

7.8 Signage (Drawing PL-12). Logo stickers would be applied to the inside face of the existing glazing, and a slim flat panel sign would sit within the recess of the existing timber fascia framework.

No structural modifications, alterations or new fixing holes would be made to the original shopfront or brickwork, and the signage is fully reversible. Level of harm: no harm to historic fabric; the modest visual change is consistent with the commercial character and original shop use of the ground floor.

Overall Assessment of Harm

7.9 **No original building fabric would be altered, removed or permanently concealed by any element of the proposal, no structural interventions are proposed, and the external elevations, in which the special architectural and historic interest of the building is concentrated, would be entirely unaffected. The whole fit-out is designed as an independent and fully reversible installation. It is therefore assessed that the proposal would cause no harm to the significance of the Grade II listed building, and would preserve the building and its features of special architectural or historic interest in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraphs 212 and 213 of the NPPF.**

7.10 For completeness, should the Council consider that any harm nonetheless arises (for example from the reversible concealment of internal surfaces behind the new linings), such harm would sit at the very lowest end of less than substantial. In accordance with Paragraph 215 of the NPPF, that harm would fall to be weighed against the public benefits of the proposal, which include:

- Bringing the currently vacant unit back into active commercial use, consistent with the original design intention of ground floor shop use;
- Securing the optimum viable use of the heritage asset and supporting its ongoing occupation, maintenance and upkeep; and,
- Reducing the risk to the asset arising from vacancy and deterioration.

These public benefits would clearly outweigh any such harm, and the requirements of Paragraph 215 of the NPPF would be met.

8.0 MITIGATION

8.1 Although no harm to significance is identified, the following measures are embedded in the design of the proposal to safeguard the significance of the listed building:

- All new finishes, linings and partitions are independent of the original structure and are reversible, capable of being disassembled and removed without damage to the original masonry;
- No fixings, chases or penetrations into original external walls are proposed, and no alterations would be made to the shopfront, windows, roof or any other element of the external fabric;

- The extraction system is a self contained recirculating unit, removing any need for external flues, terminals or duct penetrations;
- Equipment is freestanding throughout, avoiding fixings into historic fabric;
- Existing ceilings, suspended ceilings, lighting positions and fire safety installations would be retained as existing (Drawings PL-13 and PL-14);
- Existing exposed brickwork would be retained, and existing plastered surfaces would be finished in a breathable lime-based paint appropriate to the age of the building; and,
- Original fabric would be protected during the works, and should any previously concealed features of historic interest be revealed, works in the affected area would pause and the Council would be notified before proceeding.

9.0 CONCLUSION

9.1 The proposed development comprises internal fit-out works only, to enable the vacant basement and ground floor unit at 237-239 Deansgate to be brought back into active commercial use as a bakery. No external alterations are proposed: the extraction system is a self condensing recirculating unit contained entirely within the building, with no external flue, terminal, intake/extract point or any other penetration of the external fabric.

9.2 The significance of the Grade II listed building has been assessed in accordance with Paragraph 207 of the NPPF and is concentrated in its external elevations, streetscape presence and group value; the interior of the application premises is modern and of low significance. Each area of work has been assessed and would cause no harm to the significance of the heritage asset, with the fit-out designed as a fully independent and reversible installation. The proposal accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 207, 212, 213 and 215 of the NPPF (December 2024) and Policy EN3 of the Manchester Core Strategy, and it is respectfully requested that listed building consent is granted.