JSA DESIGN

# Big Easy MCR

**Vantage Point**
**Spinningfields,**
**Manchester**



**Heritage Statement**

**14th August 2026**
**V3 – 13.10.26**

**Deansgate/Peter Street Conservation Area**

The application site is located within the Deansgate/Peter Street Conservation Area, designated for its special architectural and historic interest. The Conservation Area derives its significance from the survival of historic commercial buildings, the varied architectural styles that reflect Manchester's commercial development, and the successful integration of contemporary architecture within the evolving city centre townscape. The Spinningfields area in particular demonstrates how modern development has become an established component of the character and appearance of the Conservation Area's evolving character.

Section 16 of the National Planning Policy Framework (NPPF) requires that great weight be given to the conservation of designated heritage assets, irrespective of the scale of any harm. It further requires decision-makers to assess the significance of affected heritage assets and the impact of proposed development upon that significance.

In accordance with **Policy HE5 (Assessing the effects of proposals on heritage assets)**, the proposal has been assessed against the significance of the Conservation Area. The proposed installation of a pergola and bi-fold doors is confined to an existing modern glazed frontage and does not result in the loss of historic fabric or alterations to the scale, massing, form or architectural composition of the building. The proposal would retain a predominantly glazed frontage, preserving visual permeability and maintaining active engagement with the public realm.

Having regard to **Policy HE6 (Proposals affecting designated heritage assets)**, the proposal would have **no adverse effect** on the significance of any designated heritage assets. The works are limited in scale, sympathetic to the contemporary character of the host frontage and would preserve the qualities that contribute to the significance of the Conservation Area. Great weight should therefore be given to the conservation of the heritage assets in the immediate vicinity, and the proposal is considered consistent with the objective of conserving their significance.

The proposal has also been considered against **Policy HE9 (Conservation Areas)**. The development would preserve the character and appearance of the Deansgate/Peter Street Conservation Area, maintaining the active commercial frontage and contemporary townscape qualities that contribute positively to its significance. The proposal neither detracts from important views nor erodes those elements that define the area's special interest.

The proposal is therefore considered to satisfy the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character or appearance of the Conservation Area. Furthermore, it accords with the objectives of Policies HE5, HE6 and HE9 of the National Planning Policy Framework (2026), by conserving the significance of the designated heritage asset while enabling the continued viable use of the premises.

**Conclusion**

The proposed installation of the pergola and bi-fold doors represents a limited intervention within an existing modern glazed frontage. The development respects the architectural character of the host building and its context within the Deansgate/Peter Street Conservation Area.

The proposal has been assessed against the significance of the Deansgate/Peter Street Conservation Area as identified within the adopted Conservation Area Appraisal and Management Plan. The alterations are limited in scale, confined to an existing modern shopfront and would maintain the active commercial frontage that positively contributes to the character and vitality of the area.

The development would preserve the significance, character and appearance of the Deansgate/Peter Street Conservation Area and, when assessed in accordance with Policies HE5, HE6 and HE9 of the National Planning Policy Framework (2026), would result in **no adverse effect on the significance of the designated heritage asset**. The proposal therefore accords with national heritage policy and the statutory duty to preserve or enhance the character or appearance of the Conservation Area and should be afforded favourable consideration.